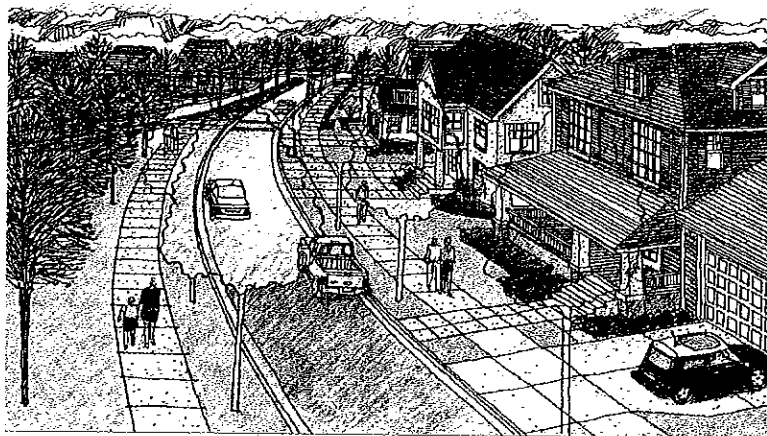


## Redevelopment Grant Application

Submitted  
by  
City of Mankato  
for  
Sibley Parkway Redevelopment Project

December 31, 2005



Minnesota Department of Employment  
and Economic Development  
Business and Community Development Division  
First National Bank Building, St #E200  
332 Minnesota  
Saint Paul MN 55101-1351

# SIBLEY PARKWAY REDEVELOPMENT PROJECT GRANT APPLICATION

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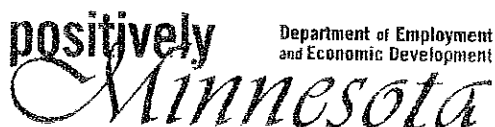
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- Exhibit 1, Legal Description of the Project Site
- Exhibit 2, History and General Background of the Project Site
- Exhibit 3, Sibley Parkway Redevelopment Project Plan
- Exhibit 4, Budget Table
- Exhibit 5, Sibley Parkway Redevelopment Project TIF Analysis
- Exhibit 6, Project Site Building Inventory
- Exhibit 7, Executive Summary of the Phase I Environmental Site Assessment

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Department of Employment and Economic Development  
Brownfields and Community Assistance Unit  
First National Bank Building, Suite E200  
332 Minnesota Street  
St. Paul, Minnesota 55101-1351

## Redevelopment Grant Application

### Cover Page

**Applicant (Public Entity):** \_\_\_\_\_ City of Mankato

**Head of Applicant Agency:** \_\_\_\_\_ Mike Lavin, Mayor Pro Tem

**Applicant Address:** \_\_\_\_\_ Intergovernmental Center  
\_\_\_\_\_ 10 Civic Center Plaza  
\_\_\_\_\_ P.O. Box 3368

**City:** \_\_\_\_\_ Mankato, MN 56002-3368

**Project Contact Person for Public Entity:** \_\_\_\_\_ Paul Vogel

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## **PROJECT OVERVIEW**

The City of Mankato is proposing a major redevelopment project -- The Sibley Parkway Redevelopment Project -- which has as its cornerstone the redevelopment of an approximate 64 acre parcel located on the Minnesota River. The Sibley Parkway neighborhood is an extension of Mankato's Lower West Side Neighborhood (refer to Map 1, General Location Map). Facilitation of this Redevelopment Project is guided by the Sibley Parkway Redevelopment Plan & Design Guidelines, December 2005, which draws on the Lower West Side neighborhood's character, traditional neighborhood design, the opportunity to create a special village center and the unique opportunity associated with living near Sibley Park and on the Minnesota River.

Table 1 provides some important Census data comparing the City of Mankato with the Sibley Parkway Redevelopment Project area, which is synonymous with the term "Impact Area" in the grant application.

<b>Table 1: Comparative Census Data: Mankato City vs. Impact Area</b>		
	<b>City of Mankato</b>	<b>Impact Area</b>
Total Population	32,357	787
Total Housing Units	12,733	353
Total Vacant Housing Units	383/3.01%	5/1.42%
Total Occupied Housing Units	12,350	348
Owner-Occupied	6,535/52.91%	207/59.48%
Renter Occupied	5,815/47.09%	141/40.52%
Owner-Occupied Housing Units: Median Value	91,800	75,600
Total Households	12,362	328
Household Median Income in 1999	\$33,956	\$30,469
Source: Census 2000 Summary File 3		

This Table shows that the while the Impact Area has a slightly higher percentage of owner-occupied housing units, the Impact Area lags when comparing two important statistics -- median value of owner-occupied housing units and household median income. The median value of owner-occupied housing units in the Impact Area is approximately 20% less than the City as a whole. Median household income in the Impact Area is approximately 10% less than the City as a whole.

**The Sibley Parkway Redevelopment Project presents the City of Mankato with a major redevelopment opportunity.**

- The sheer size of the Project Site, at approximately 64 acres, allows the City the opportunity to have a major impact on the Sibley Parkway neighborhood and the entire community.
- Albeit the 64 acre size is considerable; eight of the parcels, encompassing 54+ acres or 85% of the total area, are the former North Star Concrete property. This high percentage of property under single ownership coupled with the fact that four of the five remaining parcels are vacant City-owned property vastly simplifying property acquisition and relocation issues.

- The current owner of the former North Star Concrete property is a willing participant in the redevelopment process.
- The fact that the Project Site is only occupied by 11 structures, which for the most part are vacant and substandard, will control costly demolition and site clearance typically associated with redevelopment projects.
- Perhaps the most significant opportunity lies in the fact that the development of the Project Site will remove a large non-conforming and obsolete use from a predominantly residential neighborhood, and replace it with compatible uses that take advantage of the view of/and access to the Minnesota River Valley.

**The City of Mankato is experienced in completing major redevelopment projects.**

- Within the area of downtown Mankato, the City has completed numerous redevelopment projects requiring property acquisition, relocation, demolition, installation of needed public improvements and, most importantly, redevelopment with a variety of retail commercial, office, residential, governmental buildings and open spaces.
- Near downtown Mankato, the City has undertaken two large residential redevelopment projects -- the Lincoln Park neighborhood and Washington Park neighborhood projects.
- The City's experience in redevelopment projects will greatly increase prospects for a successful Sibley Parkway Redevelopment Project.
- The City has in-house resources (planning, engineering, housing, code enforcement, inspection and financing personnel) and the ability to engage qualified private redevelopers to successfully complete private redevelopment within the Sibley Parkway Redevelopment Project.

**The Sibley Parkway Redevelopment Project will result in positive community outcomes.**

- Public and private funds of approximately \$5,170,000 that are needed to redevelop the Project Site will leverage approximately \$5 million in land sales and \$48,750,000 in private redevelopment.
- Much of the investment in the Project Site will be in housing. The City is dedicated to ensuring that a significant number of the new housing units will be affordable and available to a variety of persons of varying ages and incomes. Currently, the City offers programs that provide training (Homesteps) and financing (Down Payment Assistance) for prospective home buyers. The City also participates with Minnesota Housing Finance Agency and other local, state and federal agencies to secure housing purchase funds. The City also works to provide assistance to renters; including, rental subsidy programs.
- Mankato is a river town that has experienced major flooding, which resulted in construction of a dike and flood wall that separated the community from the river. In recent years the City has sought innovative ways to increase access to the Minnesota River. Recently, the City has completed a trail along the Minnesota River which connects the Red Jacket Trail in West Mankato with the Sakatak Trail at the north end of Mankato. In addition, the City has developed Kiwanis Park a 100-acre park featuring a variety of activities, including hiking, fishing, and cross-country skiing and easy access to the Minnesota River for water sport enthusiasts. Kiwanis Park is located on Highway 169, north of the intersection of Highway 169 and Highway 14 on the west bank of the Minnesota River. The City has also acquired approximately 13 acres referred to as the

Mankato Plumbing property. Eventually, development of this park property will provide a trail head for the local and state trail system.

The Project Site, with its considerable frontage and access to the Minnesota River, provides the City with another major opportunity to restore river access and incorporate the Minnesota River as a community amenity.

**PROJECT SITE IDENTIFICATION**1. Name of Project Site: Sibley Parkway Redevelopment Project2. Project Site address: 100 Owatonna Street3. City: Mankato, MN 560014. Acreage of Site: 63.87 Sq. Ft. of Site: 2,782,177Minnesota Legislative District #23A 23B

5. Is the Project Site publicly or privately owned? Refer to "Table 1"

Current property owner(s): Refer to "Table 1"When was the property purchased? Refer to "Table 1" For what amount? Refer to "Table 1"

TABLE 1: PROPERTY INFORMATION				
PARCEL #	MAP CODE	OWNER NAME (PUBLIC/PRIVATE)	PURCHASE DATE	PURCHASE AMOUNT
R01 08 13 101 045		Rehof Properties, LLC (Private)	12/18/02	\$1,040,000
R01 08 13 101 046		Rehof Properties, LLC (Private)	12/18/02	Inc. Above
R01 08 13 126 005		Rehof Properties, LLC (Private)	12/18/02	Inc. Above
R01 08 13 129 023		Rehof Properties, LLC (Private)	12/18/02	Inc. Above
R01 08 13 129 024		Rehof Properties, LLC (Private)	12/18/02	Inc. Above
R01 08 13 129 025		Rehof Properties, LLC (Private)	12/18/02	Inc. Above
R01 08 13 202 012		Rehof Properties, LLC (Private)	12/18/02	Inc. Above
R01 08 14 226 008		Rehof Properties, LLC (Private)	12/18/02	Inc. Above
R01 08 13 101 007		Gilbertson, Thomas A. (Private)	12/01/98	\$66,500
R01 08 13 101 002		City of Mankato (Public)	N/A	N/A
R01 08 13 101 035		City of Mankato (Public)	N/A	N/A
R01 08 13 101 036		City of Mankato (Public)	N/A	N/A
R01 08 14 226 009		City of Mankato (Public)	N/A	N/A
Source: Blue Earth County Land Records				

Who will develop the site? Currently, the City of Mankato and Rehof Properties, LLC are jointly cooperating on the redevelopment of the Project Site. Through their combined efforts the City and Rehof Properties will conclude planning, re-zoning, preliminary and final subdivision platting of the Project Site. In addition, the City will design, engineer and construct the Sibley Parkway infrastructure and street improvements throughout the Project Site.

Because the Project Site is a large mixed use development, additional proposals may be sought for development of individual parcels or tracts of land.

When was/will the property be purchased? The City of Mankato will acquire property for the construction of Sibley Parkway for extension through the Project Site in 2006.

For what amount? The City of Mankato will acquire the property via the dedication of public right-of-way as part of the subdivision approval process at no cost to the City.

After subsequent development, will the Project Site be publicly or privately owned? Upon completion of development the Project Site will be primarily privately owned; however, because the property borders the Minnesota River a significant portion of the Project Site will be dedicated to City-owned park land. In addition, the Sibley Parkway street right-of-way will be City-owned (see Map 2, Redevelopment Plan Map, for approximation of private and public property ownership.

Who will own the Project Site after development? Public streets and park property will be owned and maintained by the City of Mankato. Project Site redevelopment for private ownership will consist of commercial and residential properties, which will result in numerous private ownerships.

When was/will the property be purchased? The City of Mankato will acquire property for the construction of Sibley Parkway through the Project Site in 2006. In addition, Project Site redevelopment for private ownership will begin in 2006. Portions of property will be available to be purchased, for private redevelopment, at this time.

For what amount? For its part, the City of Mankato will acquire the property via the dedication of public right-of-way as part of the subdivision approval process at no cost to the City. Private ownership of the remaining property is anticipated to generate a sale price of \$5,211,793.

6. Provide a legal description of the Project Site: Refer to Exhibit 1 for a legal description of the Project Site.
7. What is the current appraised or assessed value of the Project Site? For taxes payable 2006 the assessed value of the land is \$1,724,900 and improvements are \$774,100 for a total assessed value of \$2,499,000 (Source: Blue Earth County Land Records).

Attach the appraisal or assessor's value. Refer to "Table 2" on page 7

8. What is the projected appraised or assessed value after the redevelopment activities have been completed (prior to development)? \$5,211,793 (Source: Development pro forma reviewed by Blue Earth County Assessor)

Attach the appraisal or assessor's value. Refer to "Table 3" on page 7

9. Attach an accurate and legible site and location map indicating the Project Site and Impact Area. The maps should show locations of prominent and relevant site features such as buildings, retaining walls, etc. (NOTE: maps shall include property boundaries, a north arrow and bar scale). The "Project Site" is the site on which a new development will occur and DEED money is being requested. The "Impact Area" is the area that surrounds the Project Site: it is the area upon which a positive effect should occur with redevelopment.



The map(s) should show the following:

- The current condition of the site including labeled structures;
- The proposed development of the site including labeled structures; and
- Specifically where and for what activities DEED money will apply.

Adding photographs is helpful.

<b>TABLE 2: CURRENT ASSESSED VALUATIONS</b>					
<b>PARCEL #</b>	<b>MAP CODE</b>	<b>ACREAGE</b>	<b>LAND</b>	<b>IMPROVEMENTS</b>	<b>TOTAL</b>
R01 08 13 101 045	1	8.78	281,600	0	281,600
R01 08 13 101 046	2	4.90	38,200	0	38,200
R01 08 13 126 005	3	10.31	336,800	94,800	431,600
R01 08 13 129 023	4	7.36	240,500	42,800	283,300
R01 08 13 129 024	5	10.54	344,300	265,500	609,800
R01 08 13 129 025	6	2.82	17,000	17,300	34,300
R01 08 13 202 012	7	7.92	258,700	245,500	504,200
R01 08 14 226 008	8	1.42	46,400	0	46,400
R01 08 13 101 007	9	0.71	70,000	90,600	160,600
R01 08 13 101 002	10	0.20	6,400	0	6,400
R01 08 13 101 035	11	0.29	5,700	0	5,700
R01 08 13 101 036	12	3.34	65,500	17,600	83,100
R01 08 14 226 009	13	5.28	13,800	0	13,800
<b>TOTALS</b>		<b>63.87</b>	<b>\$1,724,900</b>	<b>\$774,100</b>	<b>\$2,499,000</b>
Map Code: Refer to Map #3 "Property Identification Map" for parcel locations					
Source: Blue Earth County Land Records					

<b>TABLE 3: PROJECTED ASSESSED VALUATIONS</b>		
<b>Proposed Reuse</b>		<b>Estimated Assessed Value</b>
Retail Commercial	\$6/Sq. Ft.	30,000
Hotel	\$9/Sq. Ft.	159,183
Apartments	\$12,000/unit	530,610
Senior Housing	\$12,000/unit	720,000
Town Homes	\$24,000/unit	1,056,000
Twin Homes	\$24,000/unit	120,000
Patio Homes	\$24,000/unit	936,000
Small Single Family	\$40,000/unit	640,000
Large Single Family	\$60,000/unit	1,020,000
<b>Total Value</b>		<b>\$5,211,793</b>
Source: Development pro forma reviewed by Blue Earth County Assessor		

**PROJECT SITE ANALYSIS****HISTORY/PROPOSED FINAL DEVELOPMENT**

10. Please attach a brief synopsis on the history and general background of the Project Site. This includes, but is not limited to, a description of the former and current uses of the site, as well as an explanation of what has occurred on the site, leading to its current dilapidated condition. Refer to Exhibit 2 for a synopsis on the history and a general background of the Project Site.

11. How many buildings are on the Project Site? 13 buildings total.

Industrial: 12 as shown on "Table 4"

Residential: 1 as shown on "Table 4"

TABLE 4: PROJECT SITE EXISTING BUILDINGS				
PARCEL #	MAP CODE	ACREAGE	NUMBER OF STRUCTURES	CONDITION
R01 08 13 101 045	1	8.78	Vacant Land	NA
R01 08 13 101 046	2	4.90	Vacant Land	NA
R01 08 13 126 005	3	10.31	Buildings #'s 8 & 9	Partially Vacant/ Substandard
R01 08 13 129 023	4	7.36	Building # 7	Vacant/Substandard
R01 08 13 129 024	5	10.54	Buildings #'s 3, 4, 5 & 6	Vacant/Substandard
R01 08 13 129 025	6	2.82	Building # 10	Vacant/Substandard
R01 08 13 202 012	7	7.92	Buildings #'s 1 & 2	Vacant/Substandard
R01 08 14 226 008	8	1.42	Vacant Land	NA
R01 08 13 101 007	9	0.71	Building # 11	Occupied/Substandard
R01 08 13 101 002	10	0.20	Vacant Land	NA
R01 08 13 101 035	11	0.29	Vacant Land	NA
R01 08 13 101 036	12	3.34	Vacant Land	NA
R01 08 14 226 009	13	5.28	Buildings #'s 12 & 13	Occupied/Code Compliant
TOTALS		63.87		
Map Code: Refer to Map #3 "Property Identification Map" for parcel locations				
Refer to Map #4 "Project Site Building Inventory Map" for location of Buildings #'s 1 through 13				
Source: Blue Earth County Land Records/City of Mankato Planning and Development Services				

12. How many of these buildings are vacant? 8 total vacancies and 2 partial vacancies

Industrial: 8 as shown on "Table 4"

Residential: 0 as shown on "Table 4"

13. Describe plans for buildings as redevelopment occurs. Table 5, on page 5, provides a description of the plans for existing buildings as redevelopment of the Project Site occurs.

14. Attach a detailed narrative of the proposed new development plan for the Project Site. Attached as Exhibit 3 is the Redevelopment Plan for the Sibley Parkway Redevelopment Project, which contains a detailed description for redevelopment of the Impact Area.

Included in this plan is specific development information for the Project Site, which is synonymous with Phase One described in the Redevelopment Plan.

<b>TABLE 5: PROJECT SITE PLAN FOR EXISTING BUILDINGS</b>				
<b>PARCEL #</b>	<b>MAP CODE</b>	<b>ACREAGE</b>	<b>NUMBER OF STRUCTURES</b>	<b>PLAN FOR BUILDINGS</b>
R01 08 13 101 045	1	8.78	Vacant Land	NA
R01 08 13 101 046	2	4.90	Vacant Land	NA
R01 08 13 126 005	3	10.31	Buildings #'s 8 & 9	Demolish
R01 08 13 129 023	4	7.36	Building # 7	Demolish
R01 08 13 129 024	5	10.54	Buildings #'s 3,4,5 & 6	Demolish
R01 08 13 129 025	6	2.82	Building # 10	Demolish
R01 08 13 202 012	7	7.92	Buildings #'s 1 & 2	Renovate
R01 08 14 226 008	8	1.42	Vacant Land	NA
R01 08 13 101 007	9	0.71	Building # 11	Demolish
R01 08 13 101 002	10	0.20	Vacant Land	NA
R01 08 13 101 035	11	0.29	Vacant Land	NA
R01 08 13 101 036	12	3.34	Vacant Land	NA
R01 08 14 226 009	13	5.28	Buildings #'s 12 & 13	Leave "as is"
<b>TOTALS</b>		<b>63.87</b>		
Map Code: Refer to Map #3 "Property Identification Map" for parcel locations				
Refer to Map #4 "Project Site Building Inventory Map" for location of Buildings #'s 1 through 13				
Source: 1) Blue Earth County Land Records				
Source: 2) City of Mankato Planning and Development Services				
Source: 3) Sibley Parkway Redevelopment Project Plan, December 12, 2005				

15. Is the proposed new development related to the bioscience field? Describe. Not Applicable
16. Describe the specific activities for which DEED funds are being requested. Within the Project Site the City is requesting DEED funds to aid with the construction of Sibley Parkway and public utilities and storm drainage within the public right-of-way of Sibley Parkway.

**COST ANALYSIS**

17. What are the total redevelopment costs as defined on Page i? Project Site redevelopment costs are estimated at \$5,170,000.
18. How much money are you seeking from DEED? \$1 million.  
(Up to 50% of the total redevelopment cost is eligible)
19. Fill out the budget table below indicating the sources, uses, and amounts of all funds (including TIF, DEED requests, etc.) that will be used for eligible redevelopment costs as defined on Page i. The table should indicate the total project budget, including any costs that have already been incurred.

Note: The 50% local match can come from any source. Money paid for eligible work completed up to 12 months prior to submission of this application can constitute local match.

**BUDGET TABLE**

Attached as Exhibit 4 is a Budget Table for Phase I and Phase II Project Site improvements. None of the costs on the Budget Table have been incurred.

**TAX INCREMENT FINANCING (TIF) ANALYSIS**

20. Does the redevelopment project meet current tax increment financing requirements for a redevelopment district? The proposed project is able to meet the requirements for a "Redevelopment District" pursuant to Minnesota statutes section 469.174 to 469.175 (Tax Increment Financing Act).
21. If the redevelopment project meets TIF requirements for a redevelopment district, describe how the Project Site meets the requirements. To qualify as a "Redevelopment District" the property met the following requirements:
- A. parcels consisting of 70 percent of the area of the Redevelopment District must be occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures. The Redevelopment District consists of 13 parcels. The Redevelopment District is 100 percent occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures; thus exceeding the statutory requirement of 70 percent.
- B. more than 50 percent of the buildings in the Redevelopment District, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance. The Redevelopment District contains 13 buildings. The City has conducted surveys and inspections of the buildings located within the Redevelopment District. 11 buildings, equaling 85 percent, has been found to be substandard to a degree requiring substantial renovation or clearance; thus exceeding the statutory requirement of 50 percent.
22. Check the following TIF criteria that the Project Site meets.

- X   A. Parcels consisting of 70% of the area of the tax increment financing district must be occupied by buildings, streets, utilities, or other improvements, and

more than 50% of the buildings (excluding outbuildings) must be structurally substandard to a degree requiring substantial renovation or clearance; or

\_\_\_\_\_ B. Parcels must consist of vacant, unused, under used, inappropriately used, or infrequently used rail yards, rail storage facilities or excessive or vacated railroad rights-of-way; or

\_\_\_\_\_ C. A combination of 1 and 2 above.

23. How much TIF will be used for the project? As per the budget to on Exhibit 4 the City will use up to \$2,560,016 of TIF funds.

24. Attach a cash flow analysis that indicates how much TIF will be used towards this project. (Note: TIF should be used at maximum levels available). Refer to Exhibit 5, Sibley Parkway Redevelopment Project TIF Analysis.

25. What is the maximum amount of TIF that can be generated? Based on the assumptions used in the Sibley Parkway Redevelopment Project TIF Analysis the estimated TIF over the duration of the TIF district is \$2,856,859.

26. Is TIF being used for this final development project at maximum levels available? Yes

27. If TIF is not being used fully, or at all, describe why. Not applicable

28. Is there a gap in financing after applying TIF? After applying TIF and other local funding sources there is an estimated gap of \$1 million.

If there is a gap in financing, how much is the gap? \$1 million.

If there is a gap in financing, would DEED funding remove the gap? Yes.

## ANALYSIS OF REDEVELOPMENT POTENTIAL

The **Project Site** is the site on which a new development will occur and DEED money is being requested. The **Impact Area** is the area that surrounds the Project Site: it is the area upon which a positive effect should occur with redevelopment.

29. Describe the current conditions of the Project Site. The Project Site consists of 13 parcels encompassing 63.87 acres. Eight of the parcels consisting of 54.05 acres or 85% of the total area are the former North Star Concrete property. Four of the remaining parcels are vacant City-owned property; while the single remaining parcel is a privately owned residential property.

The Project Site is bordered as follows: NORTH -- by the Mankato Flood Wall followed by the Minnesota River; WEST -- City-owned utility buildings followed by Sibley Park; SOUTH -- residential development including the Mankato Lutheran Home; SOUTHEAST -- Union Pacific Railroad right-of-way followed by Poplar Street; EAST -- Union Pacific Railroad right-of-way and the pump station for the Mankato Flood Wall Structure followed by the Union Pacific roundhouse and maintenance facility.

As mentioned above, the City-owned property is vacant. Of the remaining nine parcels eight are the site of the former North Star Concrete facilities. North Star Concrete discontinued use of these facilities, for the manufacture of concrete products, in 1998. These buildings are functionally obsolete and for the most part are of substandard condition. Exhibit 6 provides information on each of the 13 buildings remaining on the Project Site. Map #4, "Project Site Building Inventory Map" shows the location of Buildings #'s 1 through 13 on the Project Site.

Currently, several of the buildings and a portion of the property is being used by Hoffman Concrete, Inc., a concrete contracting firm.

30. Describe current conditions of the Impact Area (Sibley Parkway Redevelopment Project) surrounding the Project Site. Describe how redevelopment will improve conditions in the Impact Area. A Redevelopment Plan for the Impact Area is attached as Exhibit 3. The Impact Area is synonymous with the "Sibley Parkway Redevelopment Project" for which the City approved the Redevelopment Plan in December 2005. The Redevelopment Plan describes in detail current conditions of the Impact Area, and recommends improving conditions in the Impact Area via the recommendations of the Sibley Parkway Redevelopment Project.
31. Describe the relative adequacy of the infrastructure at the Project Site. As a primarily light industrial area, the Project Site was adequately served with municipal utilities and an access street. Redevelopment of this comparatively large property will transform it from light industrial and vacant land into a mixed-use, planned unit development; which will be comprised of residential and commercial properties, and open spaces providing access to the Minnesota River. Facilitation of this development will require a major street extension (Sibley Parkway) through the Project Site and the installation of utilities throughout the Project Site to serve new uses. Following removal of obsolete and substandard buildings within the Project Site, the redevelopment of the property will very much resemble the development of vacant land with a planned unit development.

32. By providing hard data on current crime rates, and in a narrative, depict how the Redevelopment of the Project Site will reduce crime. Attached as Exhibit 7 is a Crime Narrative.

33. Has the Project Site been found or suspected to be contaminated? A Phase I Environmental Site Assessment was completed in October 2002 for the purpose of revealing evidence of recognized environmental conditions on the former North Star Concrete property. Attached as Exhibit 8 is the Executive Summary of the Phase I Environmental Site Assessment.

If so, what measures have been taken to address the contamination? None of the recognized environmental conditions identified in the Phase I Environmental Site Assessment required immediate remediation. In the process of redeveloping the Project Site, the recognized environmental conditions would have to be addressed.

34. What will be the costs of the final development? Final development costs of the Project Site are estimated at \$53,929,225.

Of these costs, how much will be private? \$49,959,209 or approximately 93% of the total project cost. Public? \$3,970,016 or approximately 7% of the total project cost.

35. What are the current property taxes (as determined by the County Assessor) for the Project Site? \$45,188.

36. What are the projected property taxes for the Project Site after final development? Approximately \$340,600 property taxes paid to local government.

How was this figure determined? Total property taxes paid to local government is based on the assumptions used in the Sibley Parkway Redevelopment Project TIF Analysis, which were developed with assistance from the Blue Earth County assessor's office.

**JOB CREATION & RETENTION**

37. Project the number of new jobs created after redevelopment and final development of the site. (Jobs that did not exist in Minnesota prior to development). Not applicable.

Total New Jobs: \_\_\_\_\_ *FTEs*

**NEW JOBS TABLE**

Position Title	Total # of Full-Time Jobs	Total # of Part-Time Jobs	Annual Wage per Job	Expected Hiring Date
Not applicable				

38. Project the number of retained jobs after redevelopment and final development of the site. (Jobs that existed either on-site or elsewhere in Minnesota prior to development). Not applicable.

Total Retained Jobs: \_\_\_\_\_ *FTEs*

**RETAINED JOBS TABLE**

Position Title	Total # of Full-Time Jobs	Total # of Part-Time Jobs	Annual Wage per Job	Former Location of Retained Jobs
Not applicable				





**OTHER PUBLIC BENEFITS**

40. Is this a multi-jurisdictional project (a joint application, joint powers agreement, joint development agreement, etc.)? Not applicable.

If so, attach a narrative and any joint agreements if appropriate. Not applicable.

Note: Projects with other state agencies and Metropolitan Council do not constitute multi-jurisdictional projects.

41. If applicable, describe how the final development project will improve affordable housing opportunities. Much of the investment in the Project Site will be in housing. The City is dedicated to ensuring that a significant number of the new housing units will be affordable and available to a variety of persons of varying ages and incomes. Currently, the City offers programs that provide training (Homesteps) and financing (Down Payment Assistance) for prospective home buyers. The City also participates with Minnesota Housing Finance Agency and other local, state and federal agencies to secure housing purchase funds. The City also works to provide assistance to renters; including, rental subsidy programs.
42. Is there a positive environmental impact associated with this project, such as ponding or other environmental infrastructure? Not applicable.
43. If yes, what is the positive environmental infrastructure associated with this project? Attach excerpts from an environmental authority such as the MPCA, environmental engineers, etc. that indicate the positive impact of these environmental developments.

**PROXIMITY TO PUBLIC TRANSIT**

44. Attach a local transit schedule, and highlight the lines that serve the Impact Area of this project. Map #5, "Bus Routes" shows the Impact Area and proximity to bus service. Note there are no direct bus routes serving the Impact Area. Two routes -- 3 and 6 -- provide the closest the service to the Impact Area. Development of the Project Site with higher density residential could result in providing bus service to the Impact Area.

**THIRD PARTY/COMPANY COMMITMENT**

If there is a commitment from a third party to develop on the Project Site after redevelopment, please complete the following and attach a letter(s) of commitment.

45. Third Party/Company Name: not applicable.

Contact Person: \_\_\_\_\_

Title: \_\_\_\_\_

Phone Number (include area code): \_\_\_\_\_

If there is an end-user commitment, please complete the following:

46. Third Party/Company Name: \_\_\_\_\_

Contact Person: not applicable.

Title: \_\_\_\_\_

Phone Number (include area code): \_\_\_\_\_

**PAYMENT INFORMATION**

Mailing Address: \_\_\_\_\_ Intergovernmental Center  
\_\_\_\_\_ 10 Civic Center Plaza  
\_\_\_\_\_ P.O. Box 3368  
\_\_\_\_\_ Mankato, MN 56002-3368

Contact Person: \_\_\_\_\_ Daniel Scott

Telephone Number (include area code): \_\_\_\_\_ 507-387-8670

Fax Number (include area code): \_\_\_\_\_ 507-387-8642

Minnesota Identification Number: \_\_\_\_\_ 8023 649

Federal Employer Identification Number: \_\_\_\_\_ 41 6005344

**LOCAL GOVERNMENT RESOLUTION**

Attached as Exhibit 9 is the Local Government Resolution.

## EXHIBIT 1

### Legal description of Project Site



State of Minnesota,

County of BLUE EARTH

ss.

District Court

FIFTH

Judicial District

✓

Parcel #  
R01 08 13 101 007

City of Mankato, a Minnesota Municipal Corporation,

vs.

Plaintiff

North Star Concrete Company, a Minnesota Business Corporation,

County of Blue Earth and State of Minnesota,

Defendants

**Know All Men by These Presents,** That the undersigned City of

Mankato, a Municipal Corporation,

do hereby certify that a certain Notice of Lis Pendens, in the above entitled action, which has been pending in the above named Court, and which affected, involved and brought in question the real estate, situate in the County of Blue Earth and State of Minnesota, described as follows, to-wit:

Portions of U.S. Lot 2 of Section 13, Township 108, Range 27 and of U.S. Lot 14, of Section 14, Township 108, Range 27, Blue Earth County, Minnesota, described as follows, to wit:

Commencing at an iron stake on the west line of said U.S. Lot 2 at a point 747.43 ft. north of the center line of Mound Avenue in the City of Mankato, thence west and parallel with said Mound Avenue a distance of 184.88 ft., thence north 10 degrees 37 minutes 22 seconds west a distance of 244.05 ft. to an iron stake, thence north 80 degrees 17 minutes east a distance of 25.0 ft., to a point of beginning; thence in an easterly direction to a point on the south bank of the Minnesota River 400 ft. east of, and at a right angle to, the said west line of U.S. Lot 2, thence south and parallel with said west line of U.S. Lot 2 to a point 615.2 ft. north of Mound Avenue, thence west and parallel with the center line of Mound Avenue to a point 60 ft. east of the said west line of said U.S. Lot 2, thence north and parallel to said west line of said U.S. Lot 2 a distance of 110 ft., thence following a curved line of 600 ft. radius northwesterly to said point of beginning.

Carol C. Volk

W. J. Hunter

State of Minnesota,

County of BLUE EARTH

ss.

On this 30th day of July, 1973, before me,  
a Notary Public within and for said County, personally appeared  
K. M. Krost, City Attorney,

to me known to be the person described in, and who executed the foregoing instrument,  
(See Note) and acknowledged that he executed

the same as his free act and deed

(See Note)

Carol C. Volk

BARRE J. FURR  
Notary Public, Blue Earth County, Minn.  
My Commission Expires March 21, 1974

Notary Public County, Minn.

My commission expires 19

NOTE: The blank lines marked "See Note" are for use when the instrument is executed by an attorney in fact.



## 654

R01 08 13 101 035

It is hereby found that said summons and complaint were duly served upon the defendant



## DEED RECORD No. 158

561

Instrument No. 206232

Fred W. Manderfeld et al

Filed for record this 7th day

of Apr. 4, A. D. 1947, at 4 o'clock P. M.

TO  
City of Mankato, a municipal corporation

Carl F. Hodapp Register of Deeds.

By Deputy.

Parcel #

R01 0813 101 036

This Indenture, Made this 27th day of March, 1947, between

Fred W. Manderfeld and Marcella Manderfeld, his wife, and Clarence H. Cook and Lucille M. Cook, his wife,  
 of the County of Blue Earth and State of Minnesota  
 parties of the first part, and City of Mankato, a municipal corporation organized and existing  
 under the laws of the State of Minnesota  
 of the second part,

Witnesseth, That the said parties of the first part, in consideration of the sum of Three Thousand Two Hundred & No/100 DOLLARS, to them in hand paid by the said part Y of the second part, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey unto the said part Y of the second part, its heirs and assigns, Forever, all the tract or parcel of land lying and being in the County of Blue Earth and State of Minnesota, described as follows, to-wit: Commencing at a point sixty seven and one half (67½) feet East and one hundred eighty (180) feet North of the Northwest corner of the Southwest quarter (SW¼) of the Northwest quarter (NW¼) of Section thirteen (13), Township one hundred eight (108) North, Range twenty seven (27) West, and running from thence North along a line parallel with the West boundary line of said Section thirteen (13) for a distance of four hundred thirty five (435) feet, thence East along a line parallel with the North boundary line of said Southwest quarter (SW¼) of the Northwest quarter (NW¼) of said Section for a distance of seven hundred three and nine tenths (703.9) feet, thence South along a line parallel with the said West boundary line of said Section for a distance of four hundred thirty five (435) feet, and thence West along a line parallel with the said North boundary line of said forty-acre tract of land to the place of beginning, being contained in Government Lot two (2) in said Section.

I.R.Stamps \$3.85 cancelled.

To Have and to Hold the Same, Together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said part Y of the second part, its heirs and assigns, Forever. And the said

parties of the first part, for themselves and their heirs, executors and administrators, do covenant with the said part Y of the second part, its heirs and assigns, that they are well seized in fee of the lands and premises aforesaid, and have good right to sell and convey the same in manner and form aforesaid, and that the same are free from all incumbrances.

And the above bargained and granted lands and premises, in the quiet and peaceable possession of the said part Y of the second part, its successors, heirs and assigns, against all persons lawfully claiming or to claim the whole or any part thereof, subject to incumbrances, if any, hereinbefore mentioned, the said parties of the first part will Warrant and Defend.

In Testimony Whereof, The said parties of the first part have hereunto set their hands the day and year first above written.

In Presence of

Norman H. Nitzkowski

Gloria Peterson

Fred W. Manderfeld

Marcella Manderfeld

Clarence H. Cook

Lucille H. Cook

State of Minnesota,

County of Minnesota

On this 29th day of March, 1947, before me, a Notary Public

within and for said County, personally appeared Fred W. Manderfeld and Marcella Manderfeld, his wife, and Clarence H. Cook and Lucille H. Cook, his wife,

to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

(NOTARIAL SEAL)

Norman H. Nitzkowski NORMAN H. NITZKOWSKI

Notary Public, Mankato, Blue Earth County, Minn.

My commission expires Jan. 10, 1951

Taxes paid and Transfer entered this 7th day of April, 1947

B. E. Lee

By HGS Deputy. County Auditor.

No. 198859

# WARRANTY DEED

to

City of Mankato

Carl F. Hodapp, Register of Deeds

Carl F. Hodapp, Register

THIS INDENTURE, Made this 10th day of May, 1945, between The Board of Christian Service, a corporation under the laws of the State of Minnesota, party of the first part, and City of Mankato, a municipal corporation under the laws of the State of Minnesota, party of the second part,

Parcel #  
R01 08 14 226 009

WITNESSETH, That the said party of the first part, in consideration of the sum of Three thousand six hundred fifteen (\$3615.00) and no/100th Dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby Grant, Bar-Forever, Sell, and Convey unto the said party of the second part, its successors and assigns, of Minnesota, bounded and described as follows, to-wit:

Beginning at a point in the Easterly boundary line of Government Lot Fourteen (14) in Section fourteen (14), Township one hundred eight (108) North, Range twenty seven (27) West, that is four hundred twenty eight (428) feet, measured along said boundary line, Northerly of the Southeasterly corner of said Government Lot fourteen (14) and running from thence West along a line parallel with the South boundary line of said Government Lot for a distance of four hundred sixty (460) feet, thence South three (3) degrees and forty five (45) minutes East for a distance of one hundred sixty-three (163) feet, thence West along a line parallel with the South boundary line of said Government Lot for a distance of thirty seven (37) feet, thence North three (3) degrees and forty five (45) minutes West to the Minnesota River, thence Easterly along said River to the said Easterly boundary line of said Government Lot, and thence Southerly along said Easterly boundary line to the place of beginning.

I. R. Stamps \$4.40 cancelled.

TO HAVE AND TO HOLD THE SAME, Together with all the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, to the said party of the second part, its successors and assigns, Forever. And the said The Board of Christian Service, a corporation, party of the first part, for itself and its successors, does covenant with the said party of the second part, its successors and assigns, that it is well seized in fee of the lands and premises aforesaid, and has good right to sell and convey the same in manner and form aforesaid, and that the same are free from all incumbrances. And the above bargained and granted lands and premises, in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all persons lawfully claiming or to claim the whole or any part thereof, subject to incumbrances, if any, hereinbefore mentioned, the said party of the first part will Warrant and Defend.

IN TESTIMONY WHEREOF, The said first party has caused these presents to be executed in its corporate name by its President and its Secretary and its corporate seal to be hereunto affixed the day and year first above written.

In Presence of  
Rudolph W. Jonson  
Reuben G. Thoreen

THE BOARD OF CHRISTIAN SERVICE

By N. J. Holmberg

Its President

A. R. Walfrid  
Its Secretary

(CORPORATE SEAL)

STATE OF MINNESOTA  
COUNTY OF RAMSEY

SS.

On this 10th day of May 1945, before me, a Notary Public within and for Washington County, Minnesota, personally appeared N.J. Holmberg and A.R. Walfrid to me personally known, who, being each by me duly sworn did say that they are respectively the President and the Secretary of the corporation named in the foregoing instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said N. J. Holmberg and A.R. Walfrid acknowledged said instrument to be the free act and deed of said corporation; I, then and there, being a resident of the said County of Washington

Reuben G. Thoreen

(Reuben G. Thorsen)

Notary Public Washington County, Minn.

My commission expires August 23rd, 1945

(NOTARIAL SEAL)

Filed May 15, 1945 F.W. Bates City Clerk

Taxes paid and Transfer entered this 11th day of June 1945.

B. E. Lee County Auditor.

By HGS Deputy.

No. 198860

DEED

The Union Central Life Insurance Company  
Rec'd 12th June A.D.1945 at 9 A.M.

to G.W. Kriesch and Vera Kriesch

Carl F. Hodapp, Register of Deeds

00

KNOW ALL MEN BY THESE PRESENTS, That The Union Central Life Insurance Company, a corporation organized under the laws of Ohio, with its principal office in the City of Cincinnati, in consideration of Six Thousand Eight Hundred and No/100 (\$6,800.00) Dollars, to it paid by G. W. Kriesch and Vera Kriesch the receipt whereof is hereby acknowledged, does hereby convey to the said G. W. Kriesch and Vera Kriesch, husband and wife, of Lake Crystal, Minnesota, their heirs and assigns forever, the following described real estate situated in the County of Blue Earth and State of Minnesota, to-wit:

The West half of the Southeast quarter and the Southeast quarter of the Northwest quarter of Section Twenty-two, Township 107, Range 29, and being the same real estate conveyed to The Union Central Life Insurance Company by Deed dated January 29, 1934 and recorded in Book 137 of Deeds, Page 82, of the Records of Blue Earth County, Minnesota.

Subject to any outstanding mineral rights which the grantor does not own.  
I.R. Stamps \$7.70 cancelled.

I.R. Stamps \$7.70 cancelled.

and all the estate, title and interest of the said The Union Central Life Insurance Company, either in law or in equity, of, in and to the said premises; together with all the privileges and appurtenances to the same belonging, and all the rents, issue and profits thereof to have and to hold to the said G. W. Kriesch and Vera Kriesch their heirs and assigns forever.

And the said The Union Central Life Insurance Company does hereby covenant with G.W. Kriesch and Vera Kriesch their heirs and assigns, that the said premises are free and clear from all incumbrances by, from, through, or under the said grantor, and that it will forever warrant and defend the same, with the appurtenances, unto the said G. W. Kriesch and Vera Kriesch, their heirs and assigns, against the lawful claims of all persons, claiming by, from, through or under the grantor herein, except as against all rights under existing tenancies or rights

## **EXHIBIT 2**

### **HISTORY AND GENERAL BACKGROUND OF THE PROJECT SITE**

In the late 19<sup>th</sup> century D.W. Radichel relocated his family from Wisconsin to the Mankato, Minnesota area; where he purchased a harness shop in 1883. However, he soon focused his business on the land drainage needs of area farmers. At the turn of the 20th Century, much of southern Minnesota was marshland-unsuitable for row crops. To prepare these lands for farming, an extensive network of ditches drained surface water. These ditches soon proved themselves to be both a blessing and a burden, for along with the excess water, valuable topsoil was also washing away.

Sensing a need for a cure to this problem, D.W. Radichel sold his harness shop in 1888 and built a concrete drain tile plant 15 miles south of Mankato, which he named North Star Concrete. These innovative drain tiles allowed for surface water removal with little or no erosion. In 1908, the plant was relocated to its present location (the Project Site) in Mankato-along the Minnesota River-because of the discovery of high quality aggregates in the area. In 1998, the Project Site was sold to Hanson PLC; which in turn sold the property in 2002 to Rehof Properties LLC.

During North Star Concrete's 100+ years of operation the Project Site was continuously used for the manufacture of concrete products. North Star Concrete discontinued its operations because the production facilities had become obsolete and many of the structures on the property were substandard.

Currently, the property is in partial use of by Hoffman Concrete, Inc., a concrete and paving contractor. Production of concrete products is not considered to be a viable business on the Project Site.

## **EXHIBIT 3**

### **Sibley Parkway Redevelopment Project Plan**

# Redevelopment Plan

## Sibley Parkway Redevelopment Project

Mankato EDA

December 2005  
Midwest Planning & Design LLC

## Overview:

Sibley Parkway is an extension of Mankato's Lower Westside Neighborhood. The Sibley Parkway Redevelopment Plan and Design Guidelines draw on the Lower Westside neighborhood's character, traditional neighborhood design, Mid-west housing traditions, the opportunity to create a special village center and the unique opportunity associated with living near Sibley Park and on the Minnesota River. The document is divided into two documents. Part one is the narrative for the Redevelopment Plan. The second document provides traditional neighborhood design guidelines to give direction to the public and private spaces

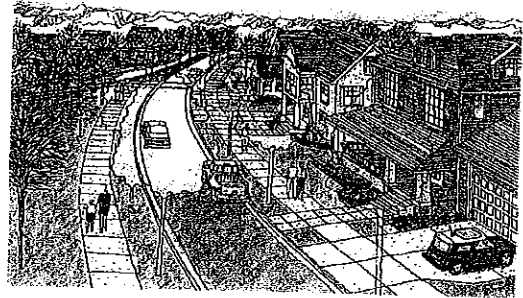
The Sibley Parkway Redevelopment Plan, its public spaces and its buildings were created or chosen to fulfill the Vision of:

- Bring the essence of river side living to both the new area and to the existing Lower Westside Neighborhood
- Capture the traditions of the small Mid-western river town
- Extend and enhance the Traditional Neighborhood Design found in many parts of Mankato

The guidelines set up in this book are used to accomplish the vision for this unique development and to create a life-style reminiscent of the small town river neighborhoods found along the Minnesota and Mississippi Rivers.

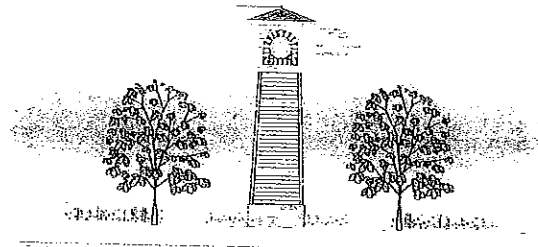
Whether enjoying Sibley Park or the many other parks, boating on the river, shopping in the Village Center, strolling the pedestrian scale sidewalks and pathways leading to the Minnesota River, Sibley Park and Village Center, or enjoying the friendly neighbors while kicking back on your front porch, the purpose of this Plan and Design Guidelines are to create a small town river community throughout the neighborhood.

The variety of traditional homes, streets and many parks and trails are all coordinated to provide the small town river community feeling.



Besides being adjacent to Minnesota River, Sibley Parkway highlights traditional style homes, located on narrow, peaceful streets with sidewalks, trails and parks.

TYPICAL WELCOME CENTER - ENTRANCE ELEVATION  
4'0" x 10'0" x 12'



The home owners will enjoy access to the river with boating, and fishing, a large parks, smaller parks close to home, a trail system connecting to the Village Center providing a unique shopping/entertainment environment. The gateway to this unique environment is set off by a clock tower depicted above.

## **Neighborhood Redevelopment Plan**

This part of the document lays the groundwork and provides explanation for the redevelopment plan map. The section includes estimated costs and funding sources.

### **Citizen Participation**

A design workshop (charrette) was held early in the planning process. All neighborhood residents and property owners received personal invitations. In addition, the workshop was announced in the local paper. Planning Commissioners and a number of other civic leaders were also invited to attend the workshop. In all 48 people plus city staff participated in the workshop.

The workshop objectives were:

- Identify ways to strengthen the neighborhood;
- Identify what people like and what people would change in the neighborhood;
- Create plans to strengthen the neighborhood;
- To identify neighborhood leaders that would be asked to continue with the process;
- To form a neighborhood organization that would help design the various parks as well as provide input to the targeted housing rehabilitation program.

The workshop was broken into two small group sessions. In the first session, the participants were asked to identify: what they disliked about the neighborhood, what they liked about the neighborhood and what they would like to see changed. The following is a generalization of what was discovered:

- Improve signage, open up and tie streets together, landscape railroad area and reduce noise, and provide better access to Lutheran Home;
- Create a river front parkway with residential condominiums on the west and retail and arts center on the east, expand the senior housing area, improve Sibley Park access, create better pedestrian access across the railroad tracks, upgrade the underpass and create an east gateway to the neighborhood, create a better trail connection to and through the Park;
- Improve Sibley Park, create views to the river, maintain the residential nature, create neighborhood identity, improve the street lighting, maintain the local character, offer rehabilitation assistance

The second session was used for small participant groups of to create a plan for the area and then share the plan with the other participants. Although the plans varied somewhat, there were numerous similarities developed by the participants. Also the small group participation session yielded a number of innovative ideas. The following is a list of the similarities and the innovative ideas:

- A new road connecting from Riverfront Drive to the north side of Sibley Park;
- Retail and cultural development on the east and residential development including senior housing on the west;
- A neighborhood park in the central area, local roads connecting all the way to the river, pedestrian access to the river and Sibley Park and improved railroad crossings.

## Redevelopment Narrative

The redevelopment plan consists of this document and the plan sheet described as Redevelopment Plan .

Sibley Parkway consists of three neighborhoods:

- The North Neighborhood including phases one and four and the north part of phase three focuses on the Minnesota River. This lineal neighborhood is the primary focus of new housing and the village center, a unique shopping and entertainment area. The neighborhood will have a variety of housing including retirement homes, homes for "empty nesters", town homes, patio homes and larger single family homes. Visual and physical access to the River is the hallmark of this neighborhood.

This neighborhood is planned to be connected to Sibley Park, by sidewalks, an improved regional trail and proposed Sibley Parkway, a tree lined boulevard designed to emulate a small Midwest town. At the east end is the village center, a traditional neighborhood shopping area with living units above the stores. Besides satisfying retail needs, This area will become a regional entertainment district. The entertainment districts focus will be the community arts and theater building located in the village center. This A and E building provides a modern venue for art, music and entertainment and provides an anchor for entertainment in the region.

Imagine walking from your traditional home in the Sibley Parkway area to the Village Center to take in a play or musical, for an early morning gathering of friends or being able to send your children to the Village Center without having to worry about their safety.



The village center is a neighborhood as well as a community gathering place, a central ingredient to creating community and sustaining this redevelopment and the character of Mankato. Besides the arts and theater center, the other suggested land uses are entertainment related retail, with housing above, a hotel, apartment building adjacent to the hotel, office and the location for the new fire station .



- The existing Middle Neighborhood, located north of the railroad tracks, with its narrow streets, a large park and small open spaces is anchored by Sibley Park. This 1930's eclectic neighborhood beams with traditional architecture.

The Middle Neighborhood (phases two and three) consists of apartments, duplexes, triplexes and single family detached homes. A large retirement campus located in this area will be expanded with such uses as a Alzheimer's facility, and medium density retirement housing.

New access roads from a reconstructed Woodland Avenue improves access to the west part of this neighborhood. A new neighborhood park and pedestrian underpass connect the middle and south neighborhood and improve the pedestrian access to the High School and other uses along Riverfront Drive. Additional single family housing will be encouraged near the new neighborhood park. Additional road connections improve the Second Street circulation.

Whistle free crossing are proposed at Hubbell Avenue and at Owatonna Avenue. Landscaping or other noise control elements are located along the railroad. The City Capital Improvement Program provides for reconstruction of several neighborhood streets.

Where, the north neighborhood is characterized by new construction, this part of the area is being revitalized and preserved in its historic traditional neighborhood character.

- The South Neighborhood, like the middle area is being revitalized in the traditional character. This neighborhood is connected to the rest of the Sibley Parkway area by the trail system and neighborhood, pedestrian friendly streets. The last Mankato brick street exists in the south neighborhood. Woodland Avenue, adjacent to this neighborhood provides primary access to Sibley Park. Shopping and entertainment is found along Riverfront Drive.

Street improvements (Capital Improvement Program), a new neighborhood park connected to the middle neighborhood by a pedestrian underpass, and a new entrance sign to Sibley Park are new features planned for this neighborhood.

This neighborhood consists of duplexes and single family homes. At the south edge is a small neighborhood retail service area including a very good second generation neighborhood restaurant. This commercial area is being revitalized to continue to serve the community.

## Open Spaces

The open spaces represents the key to accelerating the community building process. They are used to create a sense of community and a sense of place. A primary redevelopment goal is to create neighborhood identity as a lively traditional river neighborhood.

To accomplish this goal, open space is one tool used to make this neighborhood stand out. Open space considers people and their interaction as a primary objective. Besides the sidewalk, the planned interaction points are the neighborhood play areas, the trail, Sibley Park, and the Village Center.

Two Regional Trails run to and along the river. These trails connect this area to the Downtown as well as many interesting places in southern Minnesota. The Plan enhances the use of the River Trail (Sakatah Trail) and makes a better connection as part of a pedestrian mall to and interaction point with the Red Jacket Trail.

The plan makes these under utilized trails destination oriented as well as recreational. With this refocus it would not be unlikely to attract up to 200,000 annual trail users from the neighborhood, community and region.

The destination focus will be Land of Memories Park with a new pedestrian bridge, Sibley Park and the Village Center, as well as Mankato's downtown. Like other destination pedestrian systems, the trail not only will bring more people to Mankato for an unique experience but provides an essential part to this walkable neighborhood.

The neighborhood is connected to the trail in several key locations such as the end of each street, directly from the hotel/restaurant and a new pedestrian connection under the railroad tracks with a pedestrian mall leading to the Cub Food complex.

Sibley Park on the neighborhood's west side is the oldest park in Mankato. This park has a passive area consisting of the zoo, flower gardens, trails and a green called the Great Lawn. It also has an active recreation area with ball fields near the river. The Park Department is engaged in several projects to enhance this Park. At the neighborhood design workshop several additional suggestions were discussed to enhance this Park. These included:

- Providing a secondary access to the Park, reducing through traffic in the neighborhood. This access will be Sibley Parkway;
- Providing entrance identification at the Park's primary access off Riverfront Drive. The Redevelopment Plan suggests a stone entrance monument at this point;
- Creating a unique lighting system in the Park;
- Creating better neighborhood accessibility. A small tot lot is being provided on the edge of the park as well as street connectors to the new Woodland Avenue located on the Park's east edge.

### **Neighborhood Parks**

As was discussed earlier, neighborhood parks provide important interaction points necessary to create a sense of community and a sense of place. Five (5) small neighborhood parks are planned for the area. These include the small tot lot on the edge of Sibley Park. Small tot lots at the end of each residential street leading to the river, a larger neighborhood park connected by a pedestrian underpass in the middle and south neighborhood, and the River Green Recreation Area with river views. Park design details should be worked out with the neighborhood and the redeveloper.

### **Pedestrian Mall**

A pedestrian mall is planned to expand the connection point from the Sakatah Regional Trail to the Red Jacket Regional Trail. This mall, in the village center creates a crossroads of the two regional trails focusing them on an entertainment destination.

The mall is lined with entertainment and retail spaces as well as housing above these spaces. Limited automobile access is provided along the mall.

### **Rail Road**

There are four rail crossings in this neighborhood two are at grade and two are underpasses. The Redevelopment Plan would:

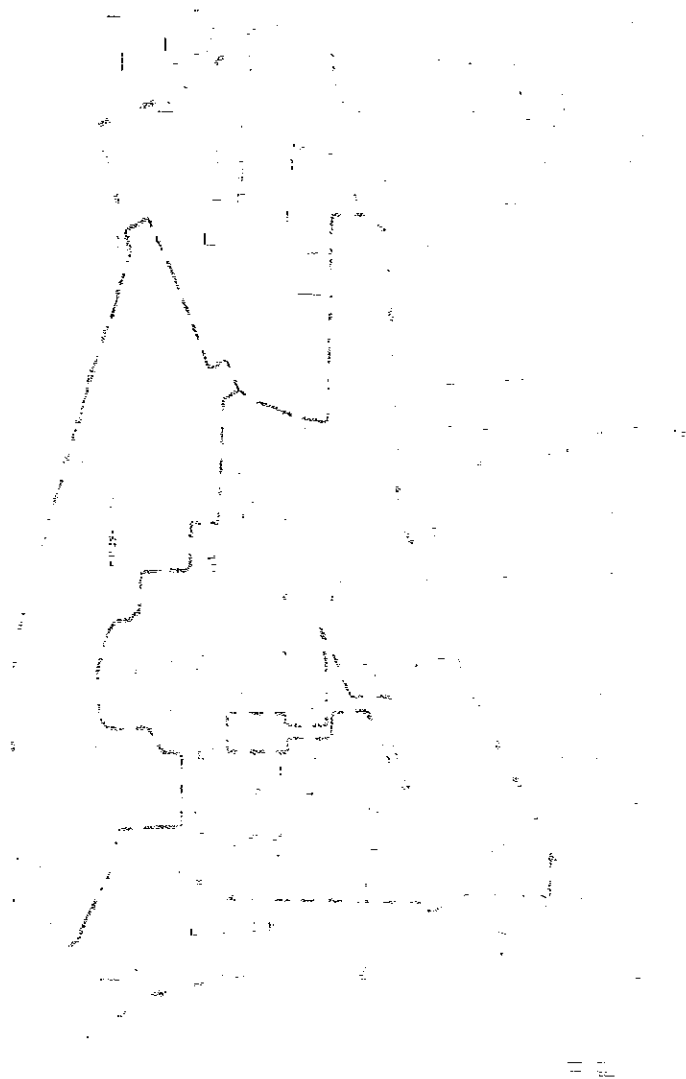
- Improve the east underpass to accommodate Sibley Parkway;
- Improve the west underpass with architectural treatment, making it more attractive;
- Add a pedestrian underpass at Sibley Street;
- Add a pedestrian underpass at the Mall to accommodate the Regional Trail and improve the access to the office area; and
- Create whistle free crossings at Hubbell and Owatonna Streets



Pedestrian underpasses should be wide well lighted and have wide approaches to them

**Phasing:**

The redevelopment is divided into 4 phases as indicated on the map below. Each phase's commencement is dependent on a number of variables such as being able to move the city facilities to another location.



SIBLEY PARKWAY REDEVELOPMENT PROJECT  
Mankato EDA Mankato, Minnesota 12.07.05  
REDEVELOPMENT PROJECT AREA & PHASES

# EXHIBIT 4

## Budget Table

PHASE I AND II PROJECT SITE IMPROVEMENTS							
Key Components: Construction of Parkway Road To Rogers/Mound Intersection & Housing Development On Cul-De-Sac							
Development Activities & Costs		Sources of Funding					
Activities	Costs	Private Financing	State Grant	Special Assessments	EDA/TIF	Charter Bonds	Total Financing
Private Site Preparation	\$722,700	\$722,700					\$722,700
Parkway Road	\$1,427,300		\$713,650		\$713,650		\$1,427,300
Utility	\$500,000		\$250,000	\$250,000			\$500,000
Storm Drainage	\$250,000		\$36,350		\$213,650		\$250,000
Land Acquisition	\$1,500,000	\$477,284			\$722,716	\$300,000	\$1,500,000
Site Grading/Landscaping	\$270,000				\$270,000		\$270,000
Total	\$4,670,000	\$1,199,984	\$1,000,000	\$250,000	\$1,920,016	\$300,000	\$4,670,000
PHASE II IMPROVEMENTS							
Key Components: Completion of Parkway Road through Sibley Park, Mound Ave. Bridge, Whistle Free Areas & Housing Development Along Parkway Road							
Development Activities & Costs		Sources of Funding					
Activities	Costs	General Obligation Bonds - Streets	MSA	Union Pacific	TIF	Sale of Utility Property	Total Financing
Parkway Connection through Sibley Park	\$260,000		\$260,000				\$260,000
Whistle Free Corridor	\$1,000,000	\$500,000	\$500,000				\$1,000,000
Mound Avenue Railroad Bridge	\$1,240,000		\$240,000	\$1,000,000			\$1,240,000
Site Grading/Landscaping	\$250,000				\$250,000		\$250,000
Land Acquisition by Private Enterprise	\$500,000					\$500,000	\$500,000
River Green Proposal	\$440,000				\$140,000	\$300,000	\$440,000
Total	\$3,690,000	\$500,000	\$1,000,000	\$1,000,000	\$390,000	\$800,000	\$3,690,000

## EXHIBIT 5

### Sibley Parkway Redevelopment Project TIF Analysis

**To:** Paul Vogel  
Community Development Director  
City of Mankato

**From:** Ed Tschida

**Date:** December 23, 2005

**Memo:** Sibley Parkway Redevelopment Project Tax Increment Financing Analysis

It is my understanding that the City of Mankato is proposing to initiate a significant redevelopment project -- the Sibley Parkway Redevelopment Project -- which has financing that is dependent, in part, on the City's use of Tax Increment Financing (TIF). In order to verify the development potential of the Redevelopment Project, the City engaged a development and design consultant charged with this responsibility. The outcome of this assignment was the preparation of the Redevelopment Plan & Design Guidelines for the Sibley Parkway Redevelopment Project, December 2005 ("Redevelopment Plan"). The Sibley Parkway neighborhood is an extension of Mankato's Lower West Side Neighborhood, and contains within it the "Project Site", which consists of 13 parcels containing approximately 64 acres of property. The Sibley Parkway Redevelopment Project Tax Increment Financing Analysis ("TIF Analysis") examines TIF potential of the Project Site.

Included in the Redevelopment Plan is a typical development design for the Project Site. This development design includes a variety of residential and commercial uses.

Tables 1 and 2, on the following page, provide development timing and valuation assumptions associated with the phased development of the Project Site. Valuation assumptions for the typical development design were reviewed with the Blue Earth County Assessor's office. In the opinion of the County assessor, the valuations used in the TIF Analysis fairly represent current valuations for like kind development located in the City of Mankato. The phased development of the Project Site results in an estimated increase in market value of \$34,004,000 over a two-year period.

In order to determine a TIF estimate generated by phased development of the Project Site, the following assumptions were used:

1. Construction of the phased development of the Project Site would begin in 2007, with completion by December 31, 2008.
2. The City would initiate financing of the Sibley Parkway street and utility improvements in 2006.
3. The first tax increment to be collected from the Sibley Parkway Redevelopment Project TIF District would be in 2009 payable from 2008 property assessments. The TIF Analysis demonstrates a need for 25 years of tax increment to fund the public costs of the Redevelopment Project on the Project Site. Table 3 shows the implications of this proposal on the Redevelopment Project financing. The District may continue through 2033 if required to meet the financing obligations of the Redevelopment Project.
4. The pay 2005 local tax rate of 93.9639% and pay 2005 tax values were used to calculate the Redevelopment Project increment estimate.

5. Annual tax increments in 2009 through 2033, resulting from tax increment generated on the Project Site, will be combined with other state and local funds used to finance the Sibley Parkway street and utility improvements that are required to facilitate the Redevelopment Plan.

6. Increment revenues will finance "redevelopment costs" as defined in the TIF Statutes. The City will use 100% of available TIF over the duration of the District to finance the Sibley Parkway street and utility improvements.

7. The City will use annual tax increments in 2009 through 2033 to service Project costs. "Project costs" means all expenditures of the City or reimbursement of eligible developer costs for the purchase of land or amounts paid to contractors or others providing materials and services, including architectural and engineering services, directly connected with the physical development of the real property in the TIF District, including interest thereon. Project costs also include all administrative expenses as defined in Minnesota Statutes, section 469.174, subdivision 14. Based upon an annual debt service as per Table 3, the city would be able to finance Project costs of \$2,856,859, administrative costs of \$731,078 and interest of \$4,008,526. The first increment, from the District, would be available to the City in 2009 and may continue through 2033.

<b>Table 1: 2007 Estimated Project Site Development Values</b>					
	Size or No. of Units		Sq. Ft. or Unit Cost		
	No. of Units	Sq. Ft.			
Retail Commercial (1)	1	5,000	85	Per SF	425,000
Apartments	44		70,000	Per Unit	3,080,000
Senior Housing	60		75,000	Per Unit	4,500,000
Town Homes	22	1,200	135	Per SF	3,564,000
Twin Homes (1,500 SF/Unit)	3	3,000	135	Per SF	1,215,000
Patio Homes	20	1,200	135	Per SF	3,240,000
Smaller SF Homes	8	1,600	135	Per SF	1,728,000
Larger Single Family Homes	8	2,600	160	Per SF	3,328,000
<b>Total Estimated Value</b>					<b>\$21,080,000</b>

<b>Table 2: 2008 Estimated Project Site Development Values</b>					
	Size or No. of Units		Sq. Ft. or Unit Cost		
	No. of Units	Sq. Ft.			
Town Homes	22	1,200	135	Per SF	3,564,000
Twin Homes (1,500 SF/Unit)	2	3,000	135	Per SF	810,000
Patio Homes	19	1,200	135	Per SF	3,078,000
Smaller SF Homes	8	1,600	135	Per SF	1,728,000
Larger Single Family Homes	9	2,600	160	Per SF	3,744,000
<b>Total Estimated Value</b>					<b>\$12,924,000</b>



<b>Table 3: Sibley Parkway Redevelopment Project Tax Increment Financing Analysis</b>						
<b>Year Taxes Payable</b>	<b>Base Tax Capacity</b>	<b>Project Tax Capacity</b>	<b>Captured Tax Capacity</b>	<b>Annual TIF</b>	<b>Less Admin. Of 10%</b>	<b>Net Annual TIF</b>
2007	46,104	0	0	0	0	0
2008	46,104	0	0	0	0	0
2009	46,104	233,250	187,146	175,850	17,585	158,265
2010	46,104	362,490	316,386	297,289	29,729	267,560
Continuing through						
2033	46,104	362,490	316,386	297,289	29,729	267,560
<b>TOTALS</b>				<b>\$7,310,777</b>	<b>\$731,078</b>	<b>\$6,579,699</b>
Present value of annual tax increments discounted at 7.25%				<b>\$2,856,859</b>		<b>\$2,571,173</b>

## EXHIBIT 6

### Sibley Parkway Redevelopment Project Project Site Building Inventory Date Completed: December 21, 2005

Note: Map references appear on Map 4, Project Site Building Inventory Map

**Building #1/Map Code #1** -- Office Facility and Pipe Production -- the office structure and pipe production plant are connected together and appear to be of slab-on-grade construction with wood, block, concrete and steel skeletal construction, depending on location. The structure appears to have been constructed in many different phases as the operation expanded. A portion of the office structure has a second floor. The office structure appears to be heated with forced air furnaces, fired with natural gas and powered by electricity. Roof mounted cooling units were observed. The pipe production area appears to be heated by ceiling or wall-mounted, natural gas fired, electrical powered furnaces. The kilns appear to be heated by a natural gas powered boiler which supplied steam to the curing kilns. These facilities are vacant. Deficiencies identified include:

- Repair broken seals on atrium
- Repair leaking roof and analyze roof joist (appears to be undersized for design loads)
- Install safety glazed glass within two feet of doors
- Remove moldy sheetrock
- Restrooms need to be Handicap Accessible
- Replace/upgrade windows
- Repair water damage on walls
- Remove ceilings/roof in production area
- Some supporting walls are failing
- Reevaluate structural panels in kiln/production area (steam created rust)
- Construct fire separation between office and production area
- Structural analysis needed in many openings in production area

Currently the building is vacant and substandard due to the above listed conditions.

**Building #2/Map Code #2** -- Former Office Building -- referred to as the "White House", likely because of its white exterior. The floor of the facility appears to be constructed at a height of 3 to 4 feet above the exterior ground level. The floor appears to be constructed of concrete, with precast panel walls and roof. The interior has been finished with common interior construction products. Deficiencies identified include:

- Exterior stairs (2) need to be Handicap Accessible
- Restrooms need to be Handicap Accessible
- Roof and walls need to be insulated
- Replace/upgrade windows (a few were recently replaced, but most are old and single-pane)
- Front counter needs to be Handicap Accessible
- Repair cracked T-panels (exterior)
- Repair chipped and peeling paint (exterior)

Currently the building is vacant and substandard due to the above listed conditions.

**Building #3/Map Code #3 -- Warehouse --** this warehouse structure is comprised of two structures. Both of these structures appear to have their floors constructed at 2 to 3 feet above the exterior grade. The floors are of concrete construction; the eastern half is wood framed with steel siding. The western half is constructed of cement masonry units with steel joists. The roof is flat and appears to have been constructed by placing a steel mesh across the joists and casting a concrete material on top of the mesh. No heating or cooling equipment was observed within this structure. Deficiencies identified include:

- Repair roof leaks, structure may be compromised
- Building must be rebuilt due to water damage, bad sheeting, missing bottom plates

Currently the building is vacant and substandard due to the above listed conditions.

**Building #4/Map Code #4 -- Machine Shop and Vehicle Maintenance Shop --** this facility appears to be comprised of two structures, the eastern portion is slab-on-grade structure constructed of steel reinforced and precast concrete. A one-story block structure is attached to the south wall of this facility. The structure appears to be a former machine shop and the attached cement masonry unit structure appears to have housed a paint booth and associated storage room. The western portion of the structure is slab-on-grade with wood-frame construction. The structures are heated with both ceiling/wall-mounted, natural gas fired, electrically powered furnaces or natural gas fired, electrically powered forced air furnaces depending on location. A wall mounted air conditioner in the office area and a heat pump unit on the exterior south side of the structure was observed. These units appear to be electrically powered. Overhead cranes were observed in the eastern portion of the area identified as the machine shop. Deficiencies identified include:

- Repair lower roof leaks
- Roof rafters are undersized
- Insulate exterior walls
- Replace/upgrade windows
- Storage area is under designed
- All areas within building need to be Handicap Accessible
- Load bearing walls not adequate -- structural integrity of building may be jeopardized due to the removal of load bearing walls (or pieces of)
- Install safety glazed glass within two feet of doors
- Cover exposed styrofoam
- Exterior stairs need to be Handicap Accessible
- Electrical is not up to code

Currently the building is vacant and substandard due to the above listed conditions.

**Building #5/Map Code #5 -- Wire Production Building --** this steel frame building has a floor slab constructed on grade. The south, east and west walls are open to the environment. The north wall and the roof are enclosed using precast concrete panels. No heating or cooling systems were observed. Deficiencies identified include:

- North wall is structurally unsound due to cracking and settling
- Repair roof leaks

Currently the building is vacant and substandard due to the above listed conditions.

**Building #6/Map Code #6 -- Boiler Room** -- this building is slab-on-grade with block walls and steel joist roof support covered by steel mesh and concrete. A room on the eastern portion has a roof of precast concrete panels. Two gas fired, fuel oil back-up boilers were observed within the structure. Deficiencies identified include:

- North and South walls are structurally unsound due to cracking and settling
- Repair roof leaks

Currently the building is vacant and substandard due to the above listed conditions.

**Building #7/Map Code #7 -- Batch Plant** -- batch plant is constructed of a steel beam skeleton with block, concrete or precast concrete panels. A basement area was observed which provided access to a service tunnel which connects to Building #6 (Boiler Room) to access steam and/or hot water. This facility is heated by gas fired, electrically powered furnaces and hot water radiant heat, depending on location. A conveyor belt structure extends from the batch plant to the west. Deficiencies identified include:

- Exterior entrance needs to be Handicap Accessible
- Restrooms need to be Handicap Accessible
- Replace/upgrade windows
- Insulate walls

Currently the building is vacant and substandard due to the above listed conditions.

**Building #8/Map Code #8 -- Prestress Building** -- this building is a slab-on-grade structure of steel-frame and precast concrete construction. A large natural gas fired, electrically powered furnace was observed nearer the west end. Steam is supplied to the structure for concrete curing purposes via a service tunnel that connects to Building #7 and subsequently to Building #6 (Boiler Room). Deficiencies identified include:

- Re-caulk sidewall joints/panels
- Repair cracked and rusty panels
- Repair roof leaks
- Repair Spaulding
- Analysis by engineer needed to assess water damage to structural panels

Currently the building is partially occupied and substandard due to the above listed conditions.

**Building #9/Map Code #9 -- Testing Laboratory** -- this structure is slab-on-grade construction with cement masonry unit walls and a roof made of prestressed concrete panels or steel joists covered with a steel grate covered with concrete. A natural gas fired, electrically powered forced air furnace was observed within the building. A natural gas fired boiler was observed on the southeast corner of the building. The boiler is connected to Buildings #7 and #8 via a service tunnel. A well head for on-site well is also located near the boiler and supplies water to much of the facility for industrial uses. Deficiencies identified include:

- Repair cracked exterior walls
- Insulate roof and exterior walls
- Replace/upgrade windows
- Restrooms need to be Handicap Accessible

Currently the building is partially occupied and substandard due to the above listed conditions.

**Building #10/Map Code #10** -- Small Office Structure -- this wood-frame structure is slab-on-grade. Deficiencies identified include:

- Repair roof leaks
- Walls and floors are in bad condition

Currently the building is vacant and substandard due to the above listed conditions.

**Building #11/Map Code #11** -- Single-family residence 208 Rogers Street -- this wood-frame structure is slab-on-grade.

Currently the building is occupied and substandard to current codes.

**Building #12/Map Code #12** -- City utility office -- currently the building is occupied and in compliance with City codes.

**Building #13/Map Code #13** -- City public works -- currently the building is occupied and in compliance with City codes.

## EXHIBIT 7

### Crime Narrative

#### Crime Narrative

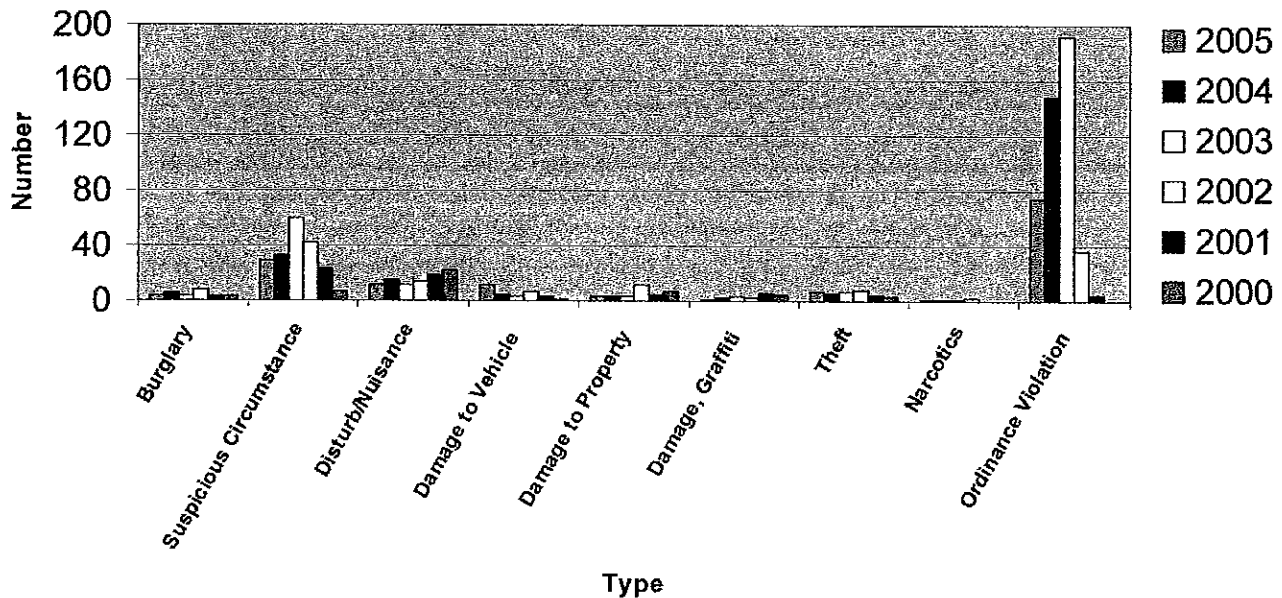
The City of Mankato Public Safety has recorded a total of 42,382 calls for service (police and fire) in 2005. A total of 424 calls for service (approximately 1%) were made to the City of Mankato Public Safety Department for the Sibley Parkway neighborhood in 2005. For purposes of this grant, a breakdown of the number of calls for service to the Sibley Parkway neighborhood since 2000 has been included in the table below.

Year	Number of Calls for Service
2005	424*
2004	535
2003	591
2002	463
2001	240
2000	165

\*Thru 12/22/05

Although the number of calls has decreased in recent years, there is still room for improvement. It is our hope that improving the aesthetics of the neighborhood will increase the level of pride, promote ownership of the area and encourage other property owners to make necessary improvements thereby ultimately reducing opportunities for criminal activity.

#### Calls for Service



The types of calls for service are varied. A sample of calls from 2000-2005 is summarized in the chart below.

## EXHIBIT 8

### Executive Summary of the Phase I Environmental Site Assessment

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT  
HANSON PIPE AND PRODUCTS  
240 MOUND AVENUE  
MANKATO, MINNESOTA**

**AET #08-04356**

**EXECUTIVE SUMMARY**

American Engineering Testing, Inc. (AET) was authorized by Mr. Steve Rentz to conduct a Phase I Environmental Site Assessment (ESA) for a parcel located at 240 Mound Avenue in Mankato, Minnesota. Hereafter, the parcel will be referred to as the PROPERTY.

**Findings**

The following known or suspected environmental conditions were identified at or in close proximity to the PROPERTY.

EDR identified the North Star Concrete Facility (currently Hanson Pipe and Products, Inc.) at Poplar Street and Mound Avenue as a RCRIS-SQG and LUST facility.

EDR identified the LeHillier/Mankato facility at West Sibley Park/LeHillier, ½-1 mile WSW of the PROPERTY as a NPL, MNLS, RODS and SHWS.

EDR identified the Chicago Northwestern Transportation Company on Poplar and Mankato City Garage at 100 Linder Street as an orphan LUST facility.

AET observed a 55-gallon drum in a shed adjoining the west of Building #7 (Batch Plant-Redi-Mix). According to Mr. Mattick, this drum contained "form oil".



One above-ground storage tank was observed to the east of Building #1 (Office and Pipe Production). This tank did not appear to be in use at the time of the site reconnaissance.

Two (2) above-ground storage tanks were observed connected to the pipe making machinery in Building #1. These tanks appeared to be hydraulic fluid reservoirs associated with this machinery. Some "de minimus" floor staining was observed in the vicinity of these tanks.

Two (2) above-ground storage tanks were observed in the newer portion of Building #4 on the north side of the west end of the center wall. No secondary containment was observed. The above-ground storage tanks have an approximate capacity of 400 gallons each and are labeled "hydraulic fluid" and "motor oil". A pan to collect drips and overfills was observed below the spigots. The drip pan directed these small releases into a 5-gallon plastic bucket. Minor floor staining was observed within the vicinity of these above-ground storage tanks.

An above-ground storage tank was observed in the garage stall at the southwest corner of Building #4. This above-ground storage tank was marked as containing anti-freeze. The above-ground storage tank appeared to have a capacity of approximately 500 gallons.

One (1) above-ground storage tank was observed on the north of Building #4 at the location where the older structure connects to the newer structure. This 500 gallon, above-ground storage tank is connected to a drain receptacle inside the building. All used and waste oils generated within the building are deposited into the receptacle and subsequently pumped into the used oil above-ground storage tank to await removal.

One (1), 6,000 gallon, diesel above-ground storage tank and one (1), 560 gallon, gasoline above-ground storage tank were observed north of Building #4.

One (1) 1,400 gallon, above-ground storage tank was observed within Building #6 (Boiler Room). The above-ground storage tank is utilized to store fuel oil as back up for the boilers which supply hot water to the batch plant.

One (1) hydraulic fluid reservoir of unknown capacity was observed at Building #5.

We observed several drums within the concrete pipe production area of Building #1 (Office and Concrete Pipe Production). The contents of these drums is unknown.

On the south side of Building #4 (Machine Shop and Auto/Truck Maintenance), we observed a room which contained sixteen (16) 55-gallon drums and a variety of 5-gallon pails to 1-gallon paint containers. The 55-gallon drums appeared to be empty at the time of the site reconnaissance.

We observed liquid pooled within a below floor chamber associated with a pipe production machine located in Building #1. A sheen was observed on the surface of the water, which suggests potential petroleum impacts.

We observed staining from petroleum products at various locations within the buildings on-site to include floor staining in Building #4 (Machine Shop and Vehicle Maintenance) along the interior west wall of the new portion of the building; this location coincides with used oil disposal trough.

We observed staining associated with the water condensation discharge hose at the air compressor associated with Building #7 (Batch Plant, Redi-Mix). The batch plant is located on an elevated area of the PROPERTY and the condensation effluent has run down a gravel walkway over an area approximately 15' to 20' in length and 3' to 5' in width.

We observed an area of surficial staining on an exterior concrete pad on the north side of Building #8 (Precast building). The staining appears to be the result of chronic releases over time. The staining had not extended to the adjoining soil surface at time of the site reconnaissance.

We observed four (4) locations along the exterior south wall of Building #8 (Precast building) which exhibited surficial staining. It appeared that releases of petroleum from machinery within the structure had seeped between the wall panels and concrete floor onto the ground surface. These releases appeared to have been chronic.

The city of Mankato previously utilized the pond confinement adjoining the west end of the PROPERTY to dispose spent lime from their water purification process. It is our understanding that the city of Mankato has previously removed spent lime from this location for agricultural application, however, no additional removal is planned.

We observed a paint booth on the south side of Building #4 (Machine Shop and Vehicle Maintenance) and a paint booth on the west end of Building #6 (Boiler Room). A concrete pad located west of Building #6 (Boiler Room) was also utilized to sand blast paint off of equipment prior to repainting.

We observed thick metal plating covering what appeared to be a maintenance pit in the garage area located on the southwest end of Building #4 (Machine Shop and Vehicle Maintenance). Due to the weight of the plate covering the pit, we were not able to view the base of the pit.

We observed a location east of building #1 (Office and Pipe Production) which was marked by traffic cones; Mr. Mattick stated that this location subsided several years ago and he is not sure what caused the hole to form.

Based on our observations of historical aerial photographs and the PROPERTY during our site reconnaissance, it appears that a large part of the western portion of the PROPERTY was quarried for rock. This area has subsequently been filled with materials of unknown origin.

Mr. Ralph Allen, former employee of North Star Concrete, indicated that three (3), 10,000 gallon and one (1), 500 gallon, underground storage tank were located near the Mechanic Shop (Building #4). He stated that one, 10,000 gallon, underground storage tank was located north of the mechanic shop and was utilized for storage and dispensing of regular gasoline. He stated that the other two (2), 10,000 gallon underground storage tanks were located northwest of the mechanic shop and were utilized for storage and dispensing of diesel fuel and unleaded gasoline. He stated that the 500 gallon underground storage tank was utilized for storage of used oil and that the tank was located on the south end of the mechanical shop (Building #4). In addition, Mr. Allen indicated that a 10,000 gallon, underground storage tank located between Building #6 (Boiler Room) and Building #7 (Batch plant, Red-Mix) was utilized to fuel the boilers within Building #6 (Boiler Room). He stated that these underground storage tanks were removed at the same time and replaced by the above-ground storage tanks currently observed at the PROPERTY.

Mr. Allen indicated that used oil was also deposited in drums prior to disposal for a time. These drums were stored on the concrete pad located on the west side of the mechanic shop.

Mr. Allen indicated that for a long period of time, used oil was spread on the unpaved areas to keep dust down.

Mr. Allen indicated that the concrete pads on both the east and west end of the mechanic shop (Building #4) were used to wash vehicles and equipment.

Mr. Allen indicated that a large concrete vault located on the north side of Building #1 (Office and Pipe Production) was utilized for the acid treatment of pipe forms. He stated that the vault was filled with hydrochloric acid and that the steel pipe forms were placed within the vault to removed hardened concrete. It is not known whether acid is still present within the vault.

An unregistered well appears to be present at the site in Building #1.

### Opinions

Information obtained from Mr. Neal Mattick, Harrison Pipe and Concrete, indicates that the parts washer is serviced by Como-Lube and that the waste fluids generated by this process are removed from the PROPERTY by Como-Lube. Based on this information the SQG status of the PROPERTY does not appear to present a recognized environmental condition to the PROPERTY at this time.

Information obtained from the Minnesota Pollution Control Agency (MPCA) web site, "Underground Storage Tank Information" indicates that LUST Leak #11943, North Star Concrete Company, release was reported on September 23, 1998 and that conditional site closure occurred on October 28, 1999.

The Minnesota Pollution Control Agency (MPCA) requires investigations of soil and groundwater at facilities which have experienced a release of petroleum products. The investigation assesses the risk to human health and the environment as a result of the release. Those facilities shown to present an acceptable risk are reclassified by the MPCA as "closed". This indicates that the MPCA has closed the file and is not currently requiring additional assessment or remedial activities at the site.

Although the MPCA has closed the file on this site, the possibility of petroleum impacted soils and ground water remaining at the site is possible. Should petroleum impacted soils be excavated during any future construction on the PROPERTY, these soils would require special handling and disposal. This activity would result in additional costs to the project for which no Petrofund reimbursement monies would be available. Based on this information, it is our opinion that the classification of the PROPERTY as a former LUST facility does present a historical recognized environmental condition (HREC) to the PROPERTY at this time.

Review of the EDR report indicates that the city of Mankato well field, the Blue Earth River and the Minnesota River have been impacted by trichloroethylene and other halogenated volatile organic compounds. The report indicates that an unknown quantity of these solvents was disposed of at the LeHillier/Mankato site. This area is located in both a surface water and ground water up-gradient direction from the PROPERTY. Based on the presented information, this facility does appear to represent a recognized environmental condition to the PROPERTY.

Based on our knowledge of the area, the Chicago Northwestern Transportation Company and Mankato City Garage facilities are located in both a surface water and ground water down-gradient direction of the PROPERTY. Based on this information, these orphan LUST facilities do not appear to present a recognized environmental condition to the PROPERTY at this time.

No secondary containment, and visual evidence of chronic release was observed in the vicinity of the form oil drum observed in the shed west of Building #7 (Batch Plant). Based on this information, this drum represents a recognized environmental condition to the PROPERTY at this time.

Mr. Ralph Allen, former employee of North Star Concrete indicated, that the AST observed east of Building #1 (Office and Pipe Production) was utilized to store and dispense gasoline to equipment used in the pipe production area. No secondary containment was observed. Based on this information this above-ground storage tank appears to represent a recognized environmental condition to the PROPERTY at this time.

The "de minimus" staining observed in the vicinity of the two (2) hydraulic fluid reservoirs in Building #1 (Office and Pipe Production) appeared to be limited to the concrete floor. No cracks were observed in the floor which would indicate a migration pathway for the hydraulic fluids to the subsurface. Based on this information, these hydraulic fluid reservoirs and the associated staining do not appear to present a recognized environmental condition to the PROPERTY at this time.

No secondary containment was observed in the vicinity of the 400 gallon capacity above-ground storage tanks observed in Building #4 (Mechanic Shop) and utilized for the storage of hydraulic fluid and motor oil. In addition, the 5-gallon bucket utilized to collect contents from the drip pan is not of adequate size to contain a catastrophic release from these above-ground storage tanks. Based on this information, these above-ground storage tanks represent a recognized environmental condition to the PROPERTY at this time.

The 500 gallon above-ground storage tank observed in the garage located on the southwest corner of Building #4 (Mechanic Shop) which is utilized for storage and dispensing of anti-freeze did not have secondary containment. Based on this information, this above-ground storage tank does appear to present a recognized environmental condition to the PROPERTY at this time.

The used oil, above-ground storage tank observed on the north side of Building #4 (Mechanic Shop) is constructed with a secondary containment. No visual evidence of staining was observed in the vicinity of this above-ground storage tank. Based on this information, this above-ground storage tank does not appear to present a recognized environmental condition to the PROPERTY at this time.

No secondary containment was observed to be associated with the 6,000 gallon, diesel fuel and the 560 gallon, gasoline above-ground storage tanks observed north of Building #4 (Mechanic Shop), and the ground surface surrounding the above-ground storage tanks was not paved. Based on this information, these above-ground storage tanks do represent a recognized environmental concern to the PROPERTY at this time.

No secondary containment was observed to be associated with the 1,400 gallon, fuel oil tank observed in Building #6 (Boiler Room). Based on this information, this above-ground storage tank does present a recognized environmental condition to the PROPERTY at this time.

No secondary containment and visual evidence of chronic release was observed originating from the hydraulic fluid reservoir observed in Building #5. Based on this information, this above-ground storage tank appears to present a recognized environmental condition to the PROPERTY at this time.

A variety of 55-gallon drums, 5-gallon pails and 1-gallon paint containers were observed throughout the PROPERTY. The containers observed appeared to be in good condition with no significant signs of release. Based on this information, these containers do not appear to present a recognized environmental condition to the PROPERTY at this time.



The liquid observed within the below floor chamber and associated with the pipe production equipment in Building #1 (Office and Pipe Production) exhibited visual evidence of a sheen. In addition, based on the depth of this chamber, the liquid could be ground water which suggests a migration pathway to the subsurface. Based on this information, the observation of a sheen on this liquid represents a recognized environmental condition to the PROPERTY at this time.

We observed surface staining to the concrete floors at numerous locations throughout the PROPERTY. For the most part, this staining would be considered a "de minimus" condition resulting from poor housekeeping processes and does not appear to present a recognized environmental condition at to the PROPERTY at this time.

The staining observed at the used oil receptacle on the interior west wall of the new portion of Building #4 (Mechanic Shop) appears to be a housekeeping issue. In addition, the proximity of this area to the connection for the wall and floor indicates the potential for a migration pathway from the building to the subsurface. Based on this information, it is our opinion that this staining does represent a recognized environmental condition to the PROPERTY at this time.

The surface staining observed originating from the condensation discharge hose for the air compressor associated with Building #7 (Batch Plant) appears to be chronic. In addition, the condensed water associated with the staining helps to mobilize the oil that is being discharged from the hose. Based on this information, this staining appears to present a recognized environmental condition to the PROPERTY at this time.

The surficial staining observed on the exterior concrete pad observed on the north side of Building #8 (Prestress) appears to be the result of poor housekeeping and would likely be considered "de minimus" condition. Based on this information, this staining does not appear to present a recognized environmental condition to the PROPERTY at this time.

The surficial staining located at the four (4) locations along the south side of Building #8 (Prestress) appear to be the result of chronic releases within the structure which migrated to the exterior of the building between the wall panel and concrete floor slab. Based on this information, this staining does appear to present a recognized environmental condition to the PROPERTY at this time.

Information obtained from the city of Mankato states that the spent lime remaining in the confinement pond adjoining the west boundary of the PROPERTY presents no potential for environmental impact to soils and ground water for the site. Therefore, it is our understanding that the presence of this spent lime adjoining the PROPERTY does not appear to present a recognized environmental condition to the PROPERTY at this time.

Paint booth operations are typically associated with the use of solvents and paints containing metals such as lead and mercury. Often excess solvents and paint residue were applied to the ground surface in the vicinity of the paint booth facilities. In addition, paint vapors were vented to the exterior adding to the potential for soil impacts. Based on this information, the paint booth operations observed at Buildings #4 and #6 appear to present a recognized environmental condition to the PROPERTY at this time.

Sand blasting operations historically result in the production of small paint particles containing heavy metals such as lead and mercury. Since this activity occurred outside, there is the potential for soil impacts in the vicinity of the sand blasting area on the west side of Building #6 (Boiler Room). In addition, AET obtained information that equipment and vehicles were washed on the concrete pads located on both the west and east sides of Building #4 (Mechanic Shop). Based on this information, it is likely that sand blasting activities occurred at either of these locations at the time that the paint booth in Building #4 (Mechanic Shop) was being utilized. Based on this information, the sand blasting operations previously performed at the PROPERTY appear to present a recognized environmental condition to the PROPERTY at this time.

The maintenance pit observed in the garage at the southwest corner of Building #4 (Mechanic Shop) could not be observed due to the presence of a thick concrete plate. Therefore, the potential for subsurface release from this pit is unknown. In addition, it is AET's understanding that liquids collected within this pit were drained to a sump and pumped to the exterior of the building and possibly disposed through surface discharge. Based on this information, the maintenance pit and associated effluent disposal appear to present a recognized environmental condition to the PROPERTY at this time.

The area of subsidence marked by traffic cones and east of Building #1 (Office and Pipe Production) may be the location of a former underground storage tank system or septic system. Since the origin of this hole is unknown at this time, it does appear to represent a recognized environmental condition to the PROPERTY.

At this time, it appears that the former quarry located on the western portion of the PROPERTY has undergone significant filling over the years. No information has been obtained which would suggest that access to this former quarry area was restricted. Based on this information, the unknowns associated with the materials used to fill the former quarry, in our opinion presents a recognized environmental condition to the PROPERTY at this time.

Information obtained from Mr. Allen with reference to the former underground storage tank systems at the PROPERTY does not coincide with the information obtained from the "Remedial Investigation Report" and attached "Excavation Report" attached in Appendix G. Mr. Allen indicated that all of the underground storage tanks were removed at the same time. Based on this information, one (1), 10,000 gallon, underground storage tank utilized for dispensing of unleaded gasoline and located in the same basin as the diesel fuel, underground storage tank identified in the above report. One (1), 10,000 gallon, fuel oil, underground storage tank located near Building #6 (Boiler) and one (1), 500 gallon, used oil, underground storage tank have not been accounted for in those reports. These former tank locations do represent a recognized environmental condition to the PROPERTY at this time.

The spreading of used oil on the graveled areas at the site is likely a "de minimus" condition. No visual evidence of that process was observed on the PROPERTY. AET is not aware that government agencies are penalizing other facilities for their performance of this activity in the past.

The concrete vault on the north side of Building #1 may still contain hydrochloric acid. Typically acids neutralize quickly once they come in contact with soils. The main concern would likely be the disposal of this acid material. Based on this information, the vault does appear to present a concern to the PROPERTY at this time.

As stated within the body of this report, containers from 55-gallon drums to pint capacity have been observed at various locations on the PROPERTY. In some cases these materials are being utilized during daily activities at the PROPERTY. Disposal of these containers and/or the materials within them could be an expense for the new owner.

### **Conclusions and Recommendations**

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM: E 1527-00 of the PROPERTY. This assessment has revealed no evidence of recognized environmental conditions in connection with the PROPERTY, except for the following:

- One (1) former 10,000 gallon, diesel fuel and one (1) former 10,000 gallon, gasoline tank were located in two (2) separate basins's north of Building #4 (Mechanic Shop). Based on this information, AET would recommend advancing one (1) soil boring within the limits of each basin to obtain information on the degree of petroleum impacts remaining in soils and ground water at these locations.
- The EDR report indicates that the LeHillier/Mankato site has impacted the city of Mankato well field, the Blue Earth River and the Minnesota River. Based on this information, AET would recommend advancing, two (2) soil borings along the western boundary of the PROPERTY (assumed up-gradient direction) to obtain information on the likelihood that impacted ground water is flowing onto the PROPERTY.
- Visual evidence of chronic release was observed in the vicinity of the form oil drum observed west of Building #7 (Batch Plant). Based on this information, AET would recommend that one (1) soil boring be placed at this location to obtain information on impacts to soils and ground water (if encountered) at this location.

- The above-ground storage tank east of Building #1 (Office and Pipe Production) was utilized for storage and dispensing of gasoline, no secondary containment was observed. Based on this information, AET would recommend that one (1) soil boring be placed at the location of this above-ground storage tank to obtain information on the presence or absence of petroleum impacts to soils and ground water at this location.
- No secondary containment was observed to be associated with the two (2) above-ground storage tanks observed in Building #4 (Mechanic Shop) (hydraulic fluid and motor oil). If these above-ground storage tanks are to remain at the PROPERTY, AET would recommend that secondary containment be installed beneath the above-ground storage tanks. This containment should have a capacity of 110% of the largest storage tank located within the containment.
- No secondary containment was observed in the vicinity of the 500 gallon, anti-freeze above-ground storage tank observed in the garage on the southwest corner of Building #4 (Mechanic Shop). If this tank is to remain in use, AET recommends that secondary containment be added to the storage tank. As stated above, the secondary containment should contain 110% of the volume of the largest above-ground storage tank within the containment.
- No secondary containment was observed in the vicinity of the 6,000 gallon, diesel fuel, above-ground storage tank at the 560 gallon, gasoline, above-ground storage tank located north of Building #4 (Mechanic Shop). The dispensing hoses are located on the opposite ends of the tank area. Based on this information, AET would recommend one (1) soil boring be placed at each end of this tank area at the approximate location that vehicles are filled to obtain information on the likelihood of soil and ground water impacts resulting from the presence and use of these above-ground storage tanks at the PROPERTY. If these above-ground storage tanks are to remain in operation, AET would recommend that secondary containment be installed to contain 110% of the largest tank located within the containment.

- No secondary containment was observed to be associated with the 1,400 gallon, fuel oil, above-ground storage tank observed within Building #6 (Boiler Room). Based on this information, AET would recommend that if this above-ground storage tank is to remain in use at the site, secondary containment be added to the tank. The secondary containment should contain 110% of the largest tank located within the containment.
- The surface staining observed at the location of the hydraulic fluid reservoir at Building #5 represents a recognized environmental condition. Based on this information, AET recommends advancing one (1) soil boring to obtain information on the degree of impacts to both soils and ground water at this location. In addition, if this hydraulic equipment is to remain in operation, AET recommends that secondary containment be installed to contain 110% of the tank contents.
- The containers observed at various locations throughout the PROPERTY (55-gallon drums to pint containers, both aerosol and non-aerosol) do represent a recognized environmental condition to the PROPERTY at this time, as well as additional cost to a new owner should they be left behind. Based on this information, AET recommends that all containers that will not be utilized on the PROPERTY be removed from the PROPERTY and properly disposed.
- Due to the sheen observed on the surface of the water observed in the below floor pit observed in the pipe production area (Building #1), AET would recommend that this water be sampled for the presence of petroleum impacts and one (1) soil boring be advanced down-gradient of Building #1 to provide information on potential impacts to ground water resulting from this process.

- The floor staining observed at the used oil receptacle on the west side of the new portion of Building #4 (Mechanic Shop) does represent a recognized environmental condition to the PROPERTY. Based on this information, AET recommends that one (1) soil boring be advanced along the exterior of the building opposite the wall from this used oil receptacle to obtain information on the likelihood that petroleum impacts to soils and ground water exist at this location. In addition, if this receptacle is going to continue to be used, AET recommends that sorbent materials be utilized to clean this area and that the structure be re-engineered to accommodate this activity and reduce the potential for the chronic releases currently occurring at the PROPERTY.
- The surficial staining observed on the south exterior of Building #8 (Prestress) does represent a recognized environmental condition at this time. Based on this information, AET recommends that one (1) soil boring be advanced at the location of each staining location to obtain information on the degree of impacts to soils and the potential for impacts to ground water at the PROPERTY.
- The former operation of paint booths and sand blasting activities do present a recognized environmental condition. Based on this information, AET recommends that composite soil samples be obtained from the surface soils to the north, east and south of the concrete pad on the east side of Building #4 (Mechanic Shop), the south side of the concrete pad accessing the paint booth, the south side of Building #4 (Mechanic Shop), the north, west and south sides of the concrete pad on the west end of Building #4 (Mechanic Shop), on the north, west and south sides of the concrete pad on the west of Building #6 (Boiler Room), and south of the concrete pad accessing the paint booth in Building #6 (Boiler Room). These soil samples should be obtained from the 0" to 6" and 2' to 2 ½' below grade interval and analyzed for solvents and total heavy metals as an indication of impacts resulting with these former activities at the PROPERTY.



- Due to the unknowns associated with the maintenance pit, AET would recommend that a hole be cored in the floor near the maintenance pit and a soil boring be advanced to a depth below the bottom of the pit to obtain both soil and ground water samples to provide information on the likelihood of petroleum impacts at this location. In addition, it appears that effluent from this pit was pumped and discharged the south side of Building #6 (Boiler Room). Based on this information, AET would recommend that a composite soil sample be obtained from both the 0" to 6" interval and the 2' to 2 ½' interval to the south of this garage door to obtain information on the likelihood of impacts at this location.
- Due to the unknowns associated with the area of subsidence observed on the east side of Building #1, AET recommends performance of one (1) soil boring at this location to obtain information on the likelihood of petroleum or solvent impacts to soils and ground water at this location.
- Due to the unknowns associated with the former quarry at the west end of the PROPERTY and the fill materials utilized, AET would recommend advancing six (6) soil borings at random locations throughout the west end of the PROPERTY to obtain information on the types of fill material as well as the potential impacts to ground water that may exist from the fill materials.
- No information has been obtained which would indicate the former 10,000 gallon, fuel oil, under-ground storage tank associated with Building #6 (Boiler Room) has released fuel oil to the subsurface. Based on this information, AET would recommend performing one (1) soil boring within the boundaries of this former underground storage tank to obtain information on the likelihood of impacts to soils and ground water at the PROPERTY.

- No information has been obtained which would indicate the former 10,000 gallon, unleaded gasoline, underground storage tank did not release to the subsurface. Mr. Allen indicated this underground storage tank was located in the same basin as the diesel fuel underground storage tank, reported to have been removed from the PROPERTY. No mention of this tank was observed in the reports provided by Hanson Concrete. Based on this information, AET recommends performance of one (1) soil boring within this underground storage tank basin to provide information on the likelihood of petroleum impacts to soils and ground water which may have resulted from the former presence and use of this tank.
- No information has been obtained which would indicate that the former used oil underground storage tank, reported to have been located on the south side of Building #4 (Mechanic Shop), did not release to the subsurface. Based on this information, AET recommends that one (1) soil boring be placed within the used oil underground storage tank basin to obtain information on the likelihood the petroleum impacts to soils and ground water at the PROPERTY.
- As previously stated, "de minimus" petroleum staining was observed on both interior and exterior concrete surfaces. Although not currently thought to be recognized environmental conditions for the PROPERTY, AET recommends that sorbent materials be utilized to clean these "de minimus" releases.
- The unregistered well should be abandoned or registered.

## EXHIBIT 9

### Local Government Resolution

**A RESOLUTION OF THE CITY COUNCIL  
AUTHORIZING SUBMISSION OF A REDEVELOPMENT GRANT  
PROGRAM APPLICATION IN SUPPORT OF  
THE SIBLEY PARKWAY REDEVELOPMENT PROJECT**


WHEREAS, there was presented to this meeting of the City Council for its consideration and approval the Redevelopment Grant Program Application in support of the Sibley Parkway Redevelopment Project.

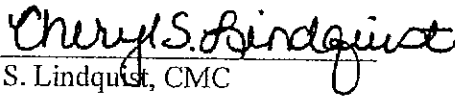
**NOW THEREFORE BE IT RESOLVED** by the Mankato City Council, as follows:

1. That the City of Mankato (hereinafter "the City") act as the legal sponsor for project contained in the Redevelopment Grant Program to be submitted on December 31, 2005 and that the City Manager is hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of the City.
2. That the City has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration.
3. That the sources and amounts of the local match identified in the application are committed to the project identified.
4. That the City has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.
5. That upon approval of its application by the state, the City may enter into an agreement with the State of Minnesota for the above referenced project, and that the City certifies that it will comply with all applicable laws and regulations as stated in all contract agreements.
6. That City Manager is hereby authorized to execute such agreements as are necessary to implement the project on behalf of the applicant.

This resolution shall become effective upon its passage and without further publication.

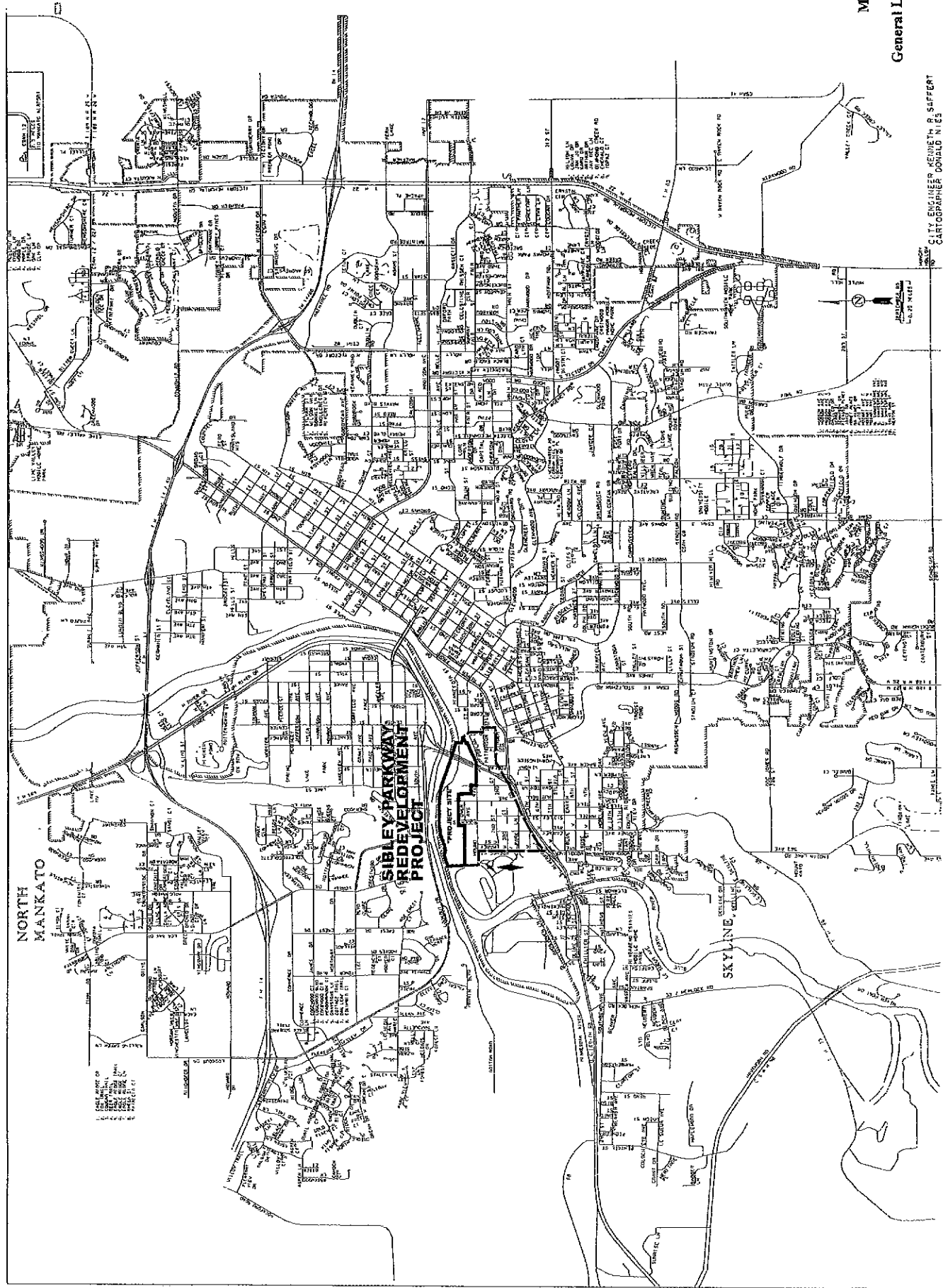
Dated this 12<sup>th</sup> day of December, 2005.

  
Michael Laven  
Mayor Pro Tem

Attest:   
Cheryl S. Lindquist, CMC  
City Clerk

## PROJECT MAPS

- Map 1, General Location Map
- Map 2, Redevelopment Plan Map
- Map 3, Property Identification Map
- Map 4, Project Site Building Inventory Map
- Map 5, Bus Routes

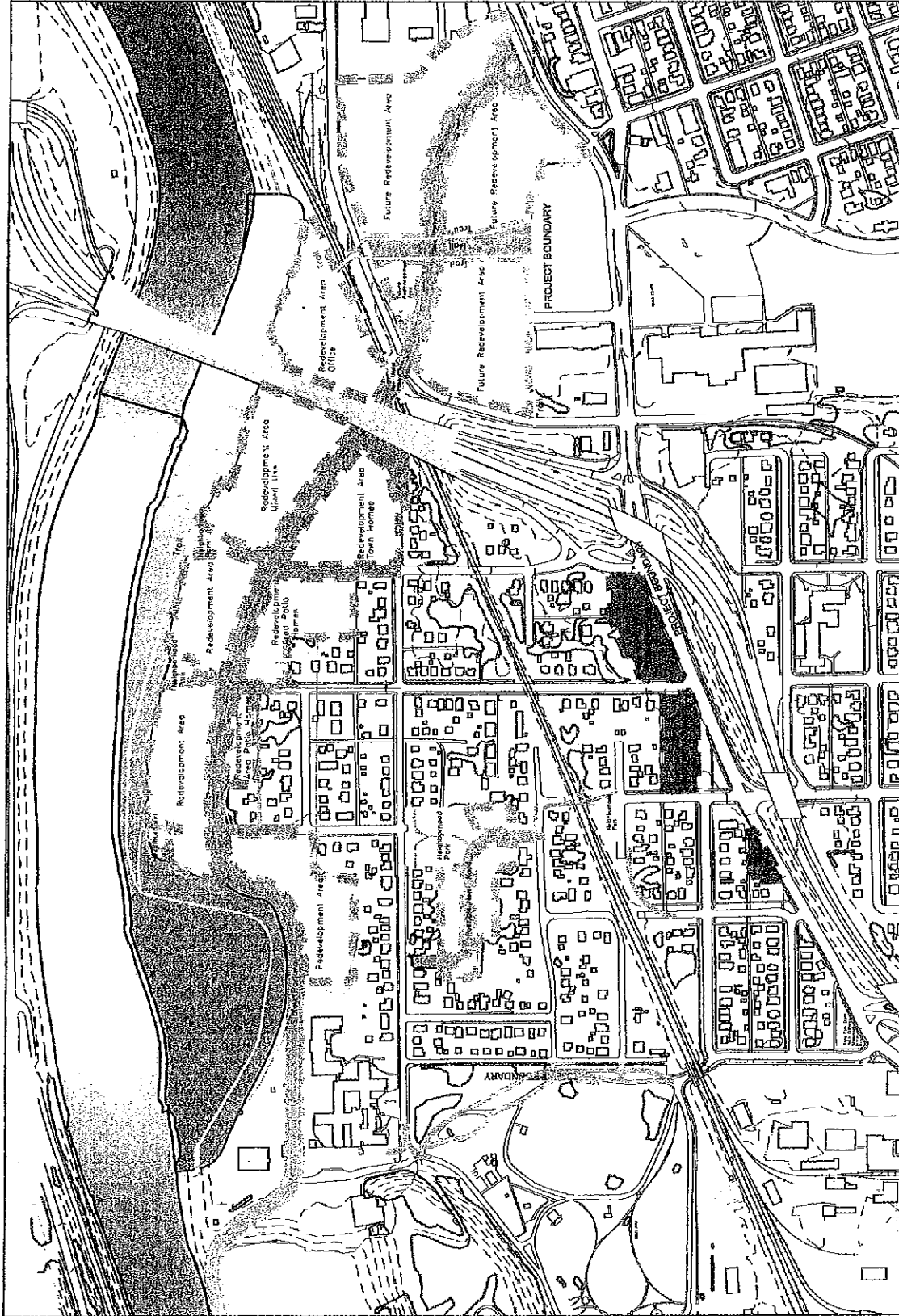


MAP 1

General Location Map

CITY ENGINEER KENNETH P. SAFFERT  
CARTOGRAPHER DONALD NILES

# MAP 2



## SIBLEY PARKWAY REDEVELOPMENT PROJECT

REDEVELOPMENT PROJECT  
12.01.05

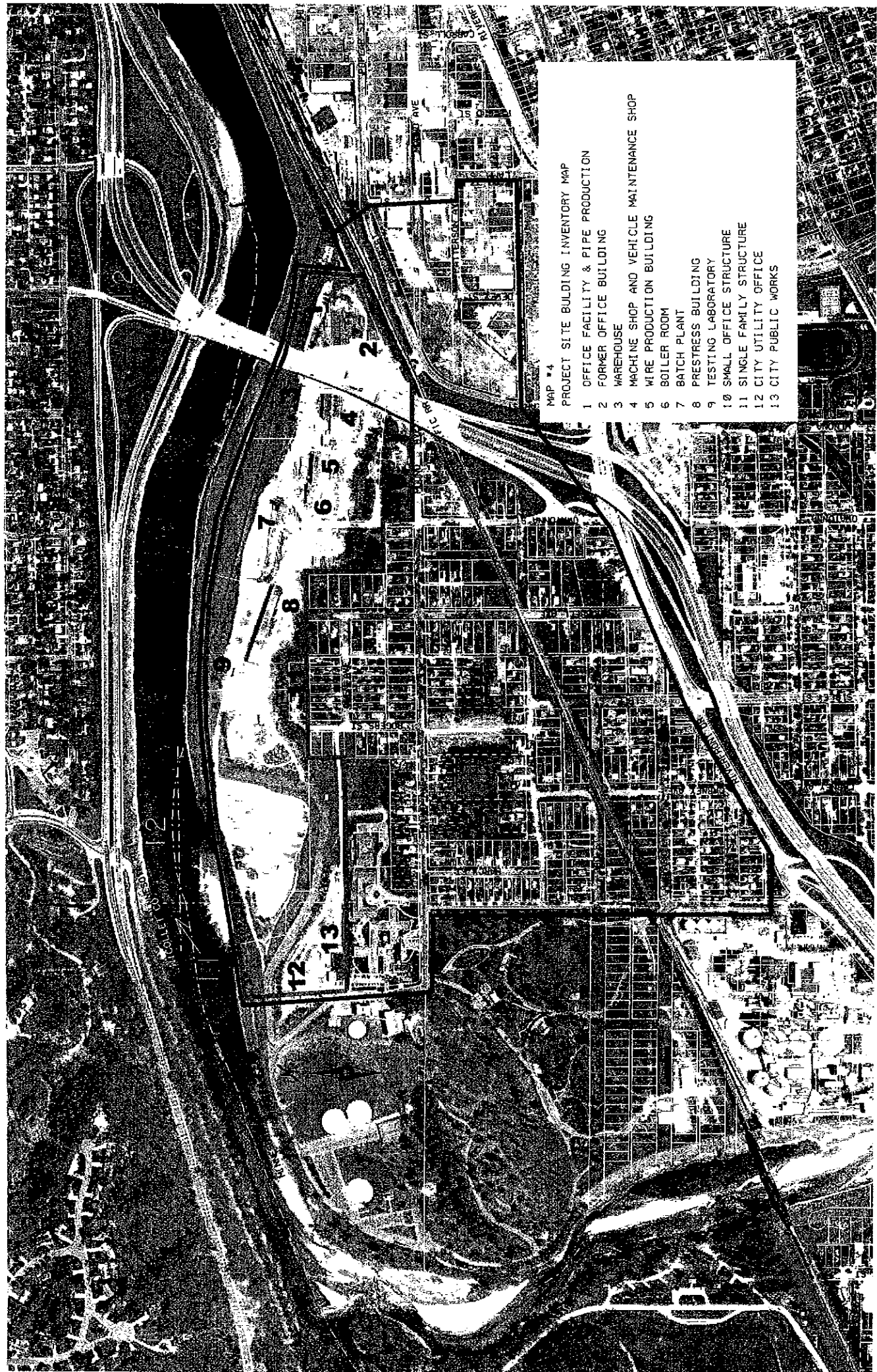
Mankato, Minnesota

Mankato EDA

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- MAP #4  
PROJECT SITE BUILDING INVENTORY MAP
- 1 OFFICE FACILITY & PIPE PRODUCTION
  - 2 FORMER OFFICE BUILDING
  - 3 WAREHOUSE
  - 4 MACHINE SHOP AND VEHICLE MAINTENANCE SHOP
  - 5 WIRE PRODUCTION BUILDING
  - 6 BOILER ROOM
  - 7 BATCH PLANT
  - 8 PRESTRESS BUILDING
  - 9 TESTING LABORATORY
  - 10 SMALL OFFICE STRUCTURE
  - 11 SINGLE FAMILY STRUCTURE
  - 12 CITY UTILITY OFFICE
  - 13 CITY PUBLIC WORKS

## Bus Routes

